



Connells

Homemanor House Cassio Road
WATFORD

Homemanor House Cassio Road WATFORD WD18 0QS

for sale
£165,000



Property Description

**** NO UPPER CHAIN **** Connells are pleased to bring this well-presented ground floor over 60's retirement apartment to the market that is situated close to Watford Town Centre. The property comprises of a sizeable reception room, two double bedrooms, a modern fitted kitchen and shower room. Benefits include views a private patio area, off road parking, warden assistance and communal facilities for residents including a resident's lounge and laundry room.

The property is conveniently located with access to several transport links including Watford High Street Station as well as the M1 & A41 motorways. Watford Town Centre is just a short walk away providing numerous eateries, shops, entertainment and recreational facilities.

For more information or to arrange a viewing please contact Connells today.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Communal Entrance

Front door with security intercom, lift and stairs to all floors.

Living Room

14' 3" x 12' 2" (4.34m x 3.71m)

Double glazed window to front aspect, electric heater, television point, telephone point, airing/storage cupboard, patio door to private patio area/communal gardens.

Kitchen

7' 3" x 5' 6" (2.21m x 1.68m)

Modern fitted kitchen comprising wall and base units, work surfaces, stainless steel, sink and drainer with mixer tap, tiled splashback, electric oven, ceramic hob, extractor hood, space for fridge/freezer.

Bedroom One

17' 7" x 11' 2" (5.36m x 3.40m)

Double glazed window to front aspect, fitted wardrobe, electric heater, patio door to private patio area/communal gardens.

Bedroom Two

15' 5" x 8' 9" (4.70m x 2.67m)

Double glazed window to front aspect, fitted wardrobe, electric heater.

Shower Room

Shower cubicle, vanity wash hand basin with storage cupboard under, low level WC, hand towel rail, wall mounted electric heater, extractor fan.

Outside

Private Patio Areas

Two private patio areas leading to communal gardens.

Communal Garden

Well maintained gardens for resident's use.

Parking

Off road parking for residents and visitor's parking spaces.

Communal Facilities

Warden assistance available as well as use of the resident's lounge and laundry room.

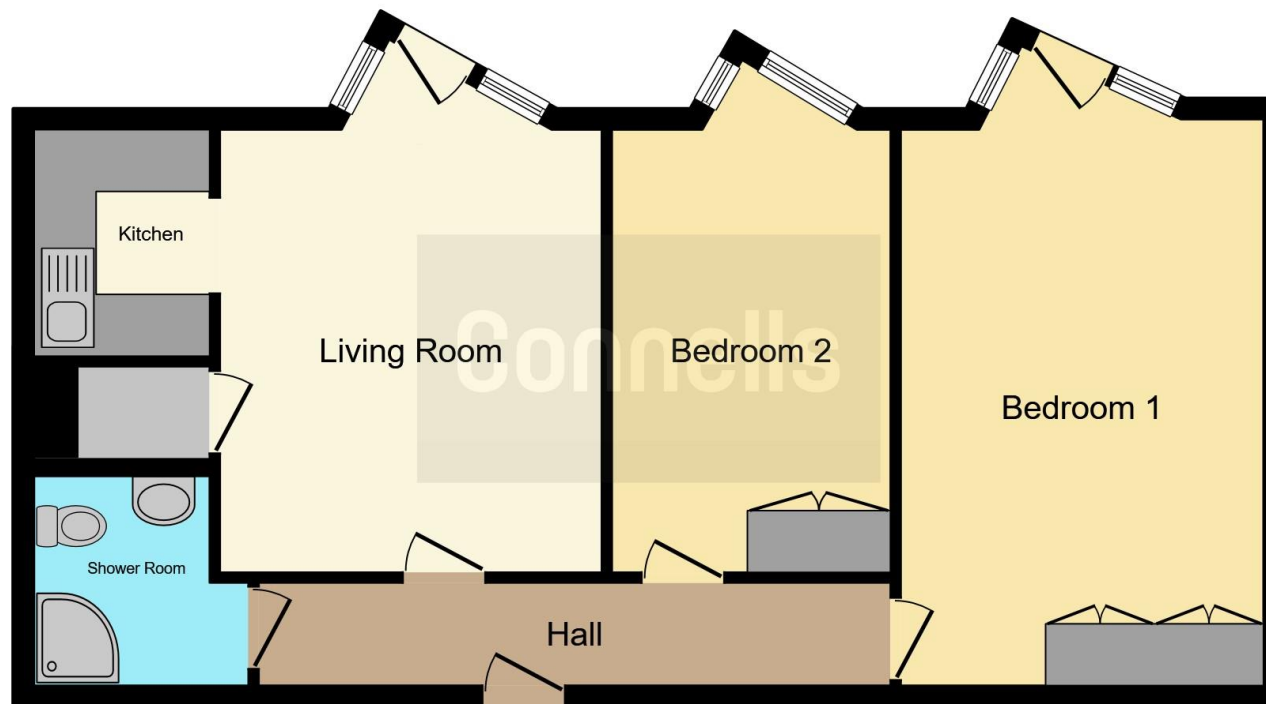
Agents Note Lease

The terms of the lease are 99 years from 01/09/1985 which means there are currently 60 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 4412.00

Ground Rent:
 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313596

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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