



Homemanor House, Cassio Road, Watford

Guide Price £100,000

proffitt
& holt





Homemanor House, Cassio Road

Watford

A one bedroomed, warden assisted, retirement flat set on the 2nd floor of this modern purpose built development. The property comprises; entrance hall, reception room opening to kitchen, one double bedroom with fitted wardrobes, and a bathroom.

Benefits of the flat include double-glazed windows, lifts to all floors, and an electric 'Economy 7' heating system. Residents of Homemanor House enjoy the use of a communal lounge, communal laundry room, gardens for use of residents, and a security entry-phone system.

Homemanor House is situated in a highly convenient location within walking distance of Cassiobury Park, Watford Met Line Tube Station, and also within a quarter of a mile of Watford Town Centre, providing excellent shopping, entertainment and transport facilities, including the Harlequin Shopping Centre, several theatres and numerous restaurants. Watford Junction Mainline Station is close-by providing fast and frequent services to Central London.





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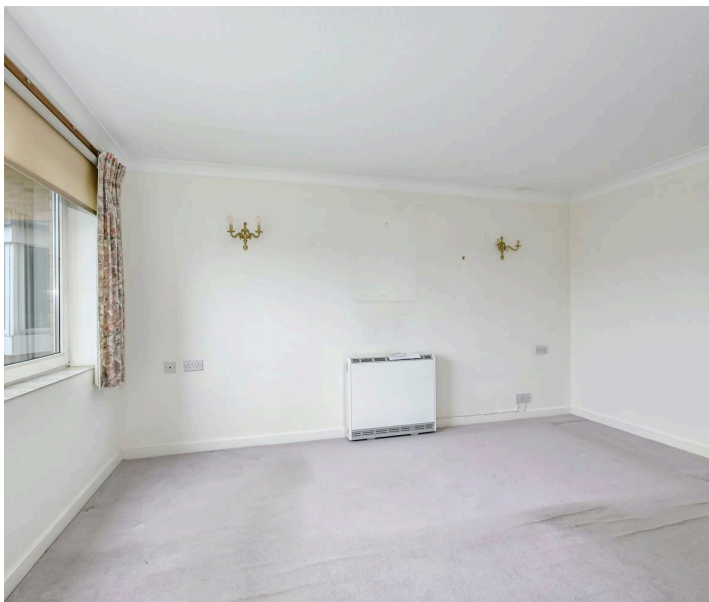
Watford Town Centre provides extensive shopping, transport, and entertainment facilities, including the Atria Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes. Watford Metropolitan Line station and Watford Junction mainline station provide fast and frequent services into London.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- One Bedroom Retirement Flat
- Communal Gardens
- Resident's Parking
- No Upper Chain
- Close to Town Centre
- Lift Access to All Floors
- Close to Parks





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

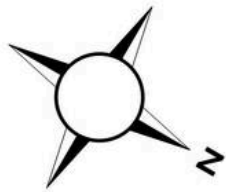
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

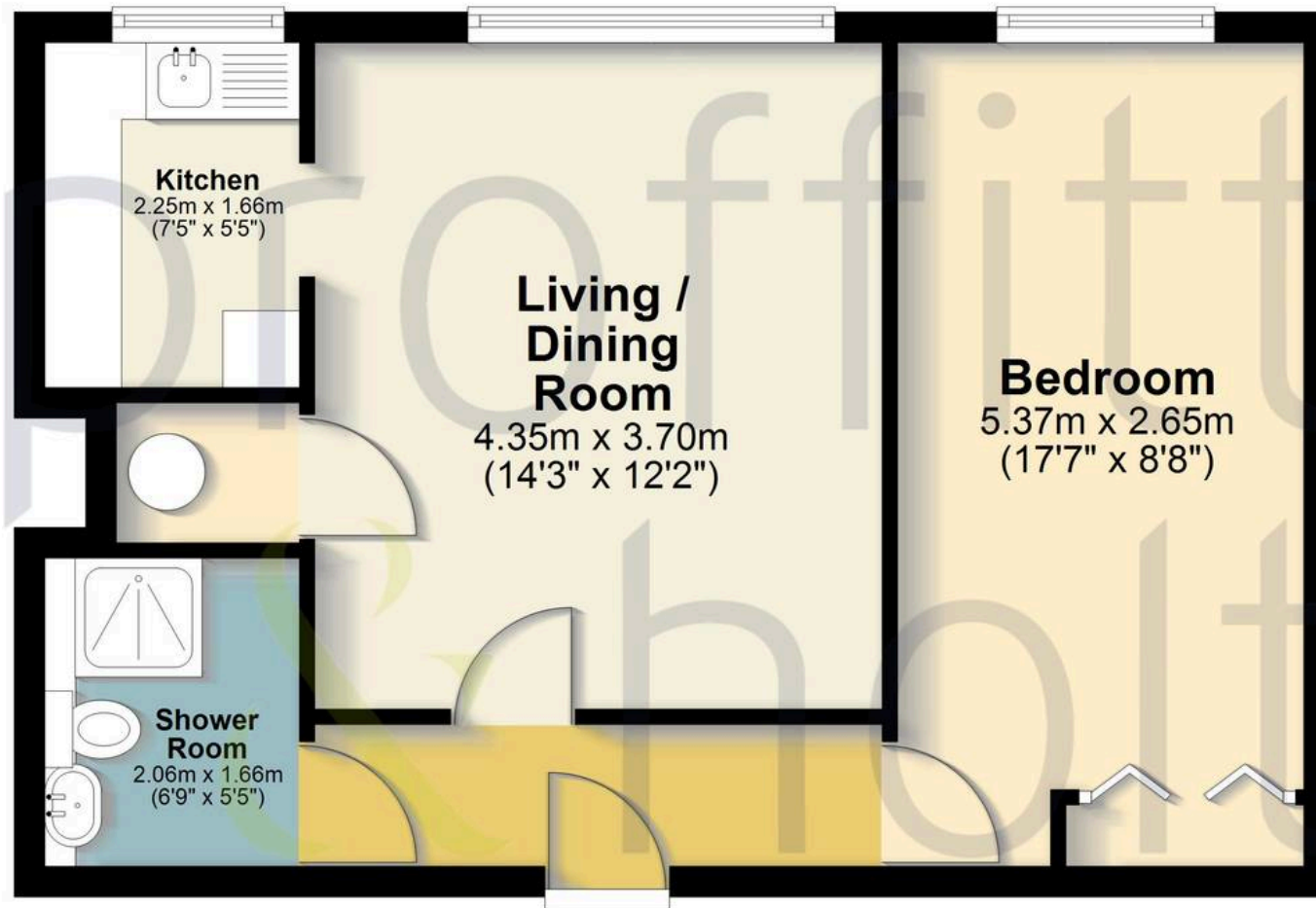






Second Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



Total area: approx. 43.7 sq. metres (469.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt – Watford

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