



**Homemanor House, Cassio Road, Watford, WD18 0QS**

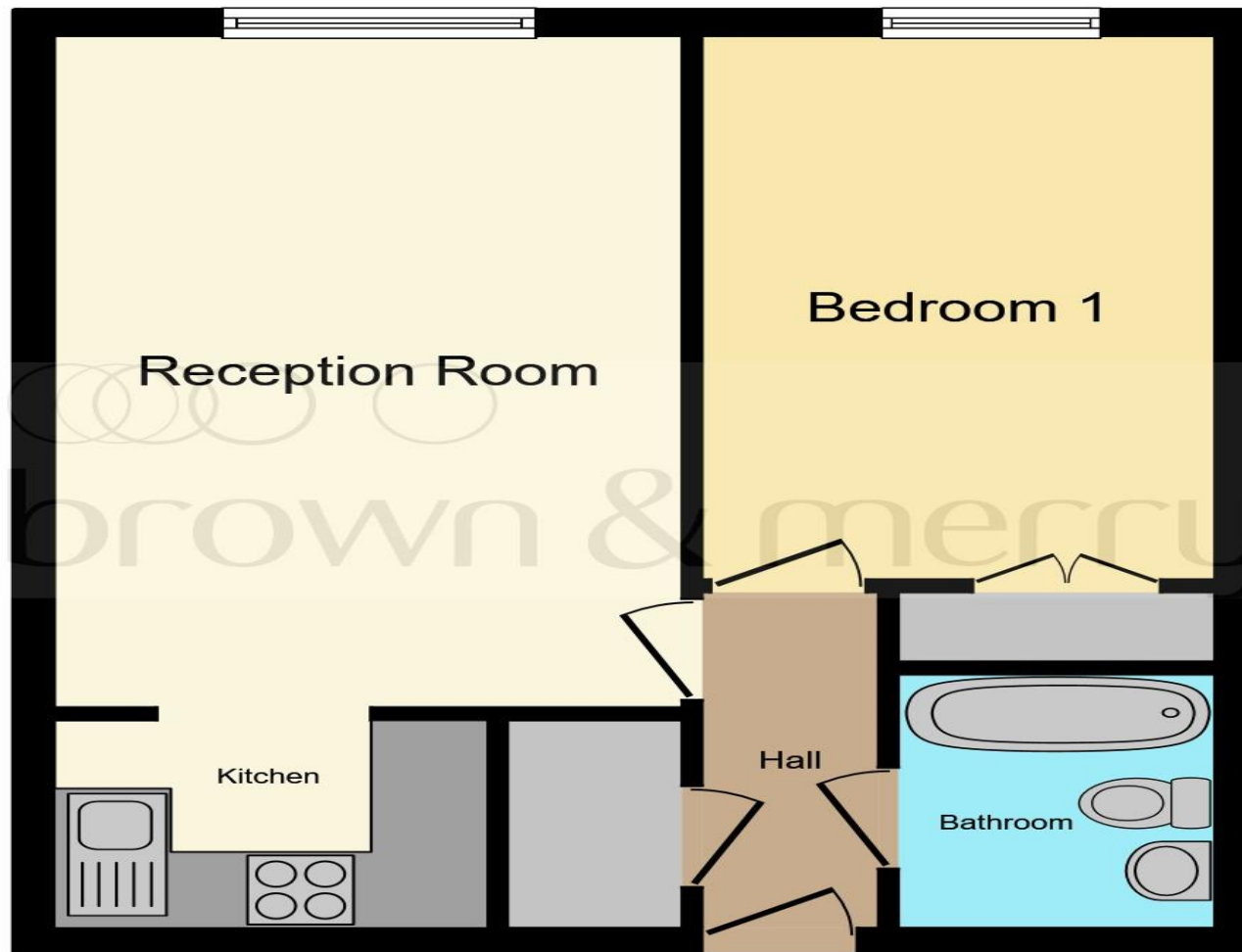


***welcome to***

**Homemanor House Cassio Road, Watford**

A charming 1-bedroom first floor retirement flat in Homemanor House, just 0.3 miles from Watford High Street, offering a modern kitchen, built-in wardrobes, chain-free sale, and access to communal gardens, lounge, and easy transport links. Don't miss out, Call us today to view!





### Entrance

8' 9" x 3' ( 2.67m x 0.91m )

### Lounge

17' 4" x 10' 7" ( 5.28m x 3.23m )

### Kitchen

7' 4" x 5' 4" ( 2.24m x 1.63m )

### Bedroom

14' to wardrobe x 8' 8" ( 4.27m to wardrobe x 2.64m )

### Bathroom

6' 9" x 5' 5" ( 2.06m x 1.65m )

### Total Floor Area (from the EPC)

41 Square Metres

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](http://www.focalagent.com)

**welcome to**

## **Homemanor House Cassio Road, Watford**

- 1-Bedroom Retirement Flat
- First Floor
- Chain Free
- Resident's Parking
- Spacious Interior

Tenure: Leasehold EPC Rating: C

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 Leasehold packs.

Guide price

**£100,000 - £115,000**



59 Years Left on The Lease

Ground Rent- £511.26

Service Charge- £3,316.92



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104434](https://www.brownandmerry.co.uk/Property/WAF104434)



Property Ref:  
WAF104434 - 0003

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