



**Cassio Road, Watford  
WD18 0QS**

**Asking price £119,500**

Coopers are delighted to offer for sale this ground floor one bedroom retirement flat with direct garden access.

The property is in excellent decorative order. Comprising of a modern fully fitted kitchen, a spacious lounge with direct access to the communal gardens, a double bedroom with fitted wardrobes as well as another door with further access to the garden, The property also has a generous sized shower room and plenty of storage.

Other benefits include, private parking, warden assistance and communal facilities for residents where they regularly organize social events.

Located in the heart of Watford town center just a short distance from local shops and amenities as well as fantastic transport links.

The property will be sold with no chain, please contact us to arrange your viewing today!







coopers  
estate agents



- Retirement Flat
- Communal Garden
- Ground Floor
- CHAIN FREE
- Warden Assistance
- Communal Social Area
- Modern Shower Room
- Estate Manager On Site

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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