



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

Price: £130,000 Leasehold

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About the property

This well-maintained two-bedroom flat is situated on the first floor of a popular retirement complex. Ideally located, the property is within easy reach of Watford town centre, including the Atria Shopping Centre, Sainsbury's, a variety of restaurants, and excellent transport links. Watford Junction Station is just a short walk away, ensuring easy connectivity.

The accommodation comprises two spacious double bedrooms, both with fitted wardrobes providing ample storage, a shower room and the living/dining room opens onto a kitchenette.

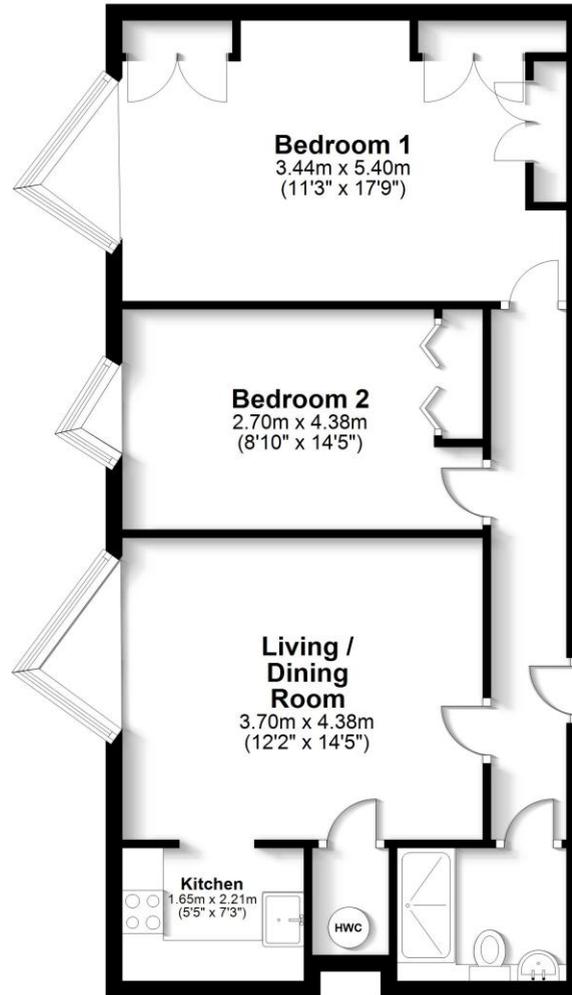
Residents benefit from excellent on-site facilities, including a large laundry room, a communal lounge, and a secure entry phone system for added peace of mind.



- Two bedrooms
- Upper floor with lift
- Communal Garden
- Residents parking
- No upper chain
- Visitor parking

First Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages and outbuildings.
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To view this property, contact us on-

T: 01923 776400 E: sgsales@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre is transforming, with the redevelopment of the Intu shopping centre creating extra retail space, large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

Local Authority: Watford Borough Council

Council Tax: D

Approximate floor area: 706.3 sq ft

Tenure: Leasehold

Nearest Station: 1 mile to Watford Junction

Distance to Town Centre: 0.3 miles to Atria Shopping Centre

Nearest Motorway: 4 miles M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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