



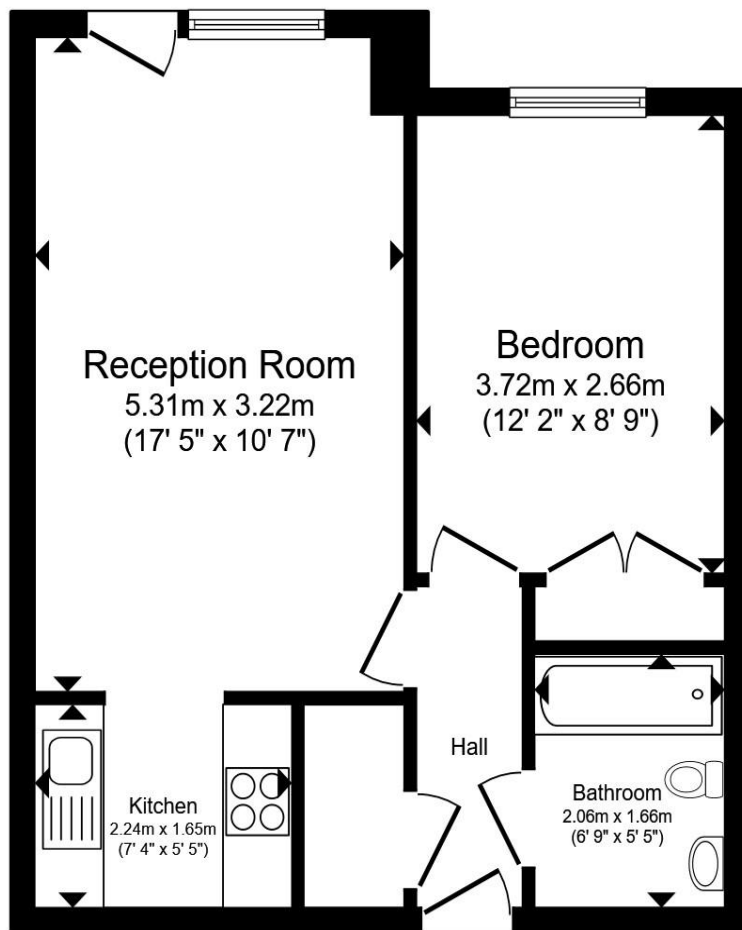
Homemanor House, Cassio Road, Watford, WD18 0QS

welcome to

Homemanor House, Cassio Road, Watford

A well-presented ground-floor one-bedroom retirement apartment in Homemanor House, offering bright living space, communal gardens, residents' facilities and parking, in a convenient location approximately 0.3 miles from Watford High Street and around 0.8 miles from Watford Junction.





Entrance

Reception Room

17' 5" x 10' 7" (5.31m x 3.23m)

Kitchen

7' 4" x 5' 5" (2.24m x 1.65m)

Bedroom

12' 2" x 8' 9" (3.71m x 2.67m)

Bathroom

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

Total floor area 40.7 m² (438 sq.ft.) approx

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.propertybox.io



Agents Note

The term of the lease is 99 years from 1/09/1985, which means there are currently 58 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries. Heating to the property is served by night storage. Please contact the branch for more details.

welcome to

Homemanor House, Cassio Road, Watford

- One-Bedroom Retirement Apartment
- Ground Floor Position
- Chain Free Sale
- Residents' Parking Available
- Just 0.3 Miles to Watford High Street

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2210.00

Ground Rent: 454.44

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.

£99,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.brownandmerry.co.uk/Property/WAF105054) brownandmerry.co.uk/Property/WAF105054



Property Ref:
WAF105054 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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