



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

Price: £117,500 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.

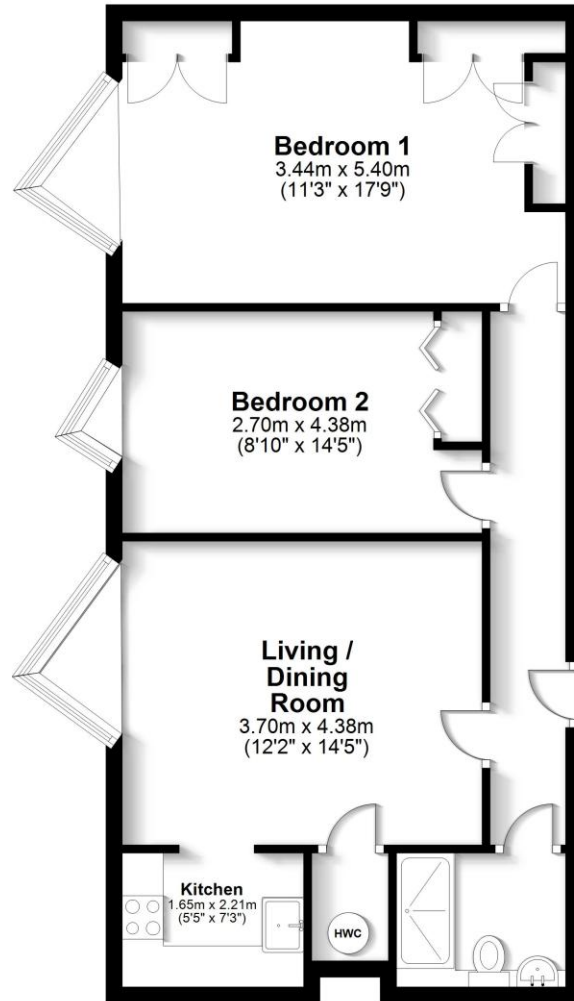
Residents benefit from excellent on-site facilities, including a large laundry room, a communal lounge, and a secure entry phone system for added peace of mind.



- 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-

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## 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+) <b>A</b>		
(81-91) <b>B</b>	85	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors

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