



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

Price: £150,000 Freehold

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# About the property

Located on the first floor of a popular retirement block, this two double bedroom flat is offered in good condition throughout.

Fully double glazed and over-looking a large, well maintained garden, the property has a living/dining room, with kitchen off. Both double bedrooms are complete with fitted wardrobes. A shower room.

There is a large laundry room on site, a communal lounge area and a secure entry phone system.

This flat is ideally located close to all amenities that Watford has to offer, including the Atria Shopping Centre, large chains including Sainsburys and plenty of choice for eating out, the town centre bus network and just a short walk to Watford Junction Station.



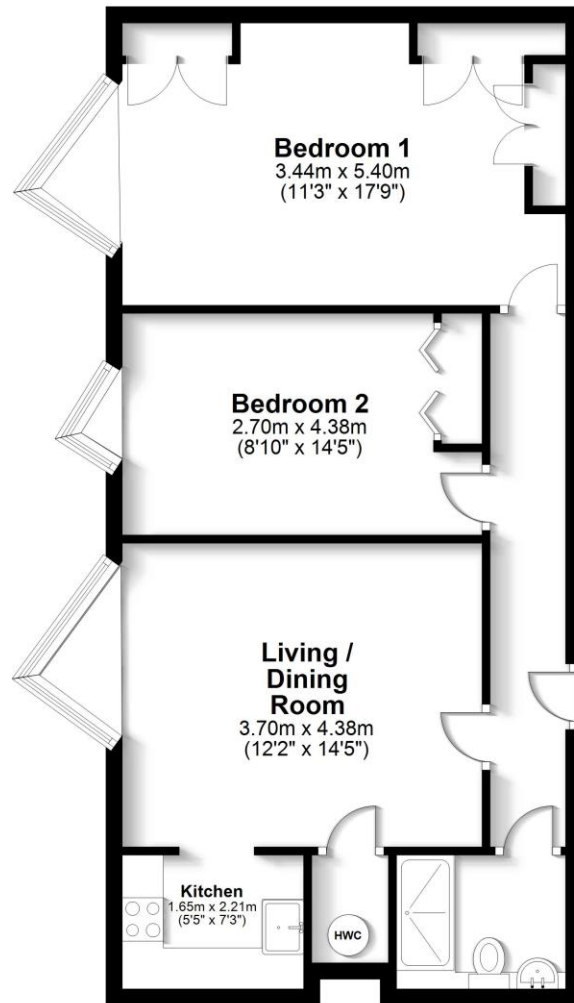
- Two bedrooms
- Upper floor with lift

- Communal Garden
- Close to town centre

- No upper chain
- Close to transport links

### 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		
<b>England, Scotland &amp; Wales</b>	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 £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 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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