



**A CHAIN FREE TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT
IN A CONVENIENT LOCATION**

Monet House, Cassio Place, Watford, Hertfordshire, WD18 7AR

ROBSONS

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**LOUNGE • KITCHEN • PRINCIPAL BEDROOM
WITH ENSUITE • BEDROOM TWO • FAMILY
BATHROOM • PATIO AREA • ONE ALLOCATED
PARKING SPACE • SWIMMING POOL & GYM
ACCESS • CHAIN FREE SALE • EXCELLENT
TRANSPORT LINKS CLOSE BY**

Description

This well presented two bedroom, two bathroom ground floor apartment is perfectly placed for Watford Met Line Station and benefits from exclusive access to a private gym, sauna and swimming pool.

The apartment comprises an entrance hallway with a large storage cupboard leading to a lounge with French doors opening out to a patio area. The kitchen features a range of units providing ample storage space and integrated appliances.

There is a generous principal bedroom with ensuite bathroom, a second bedroom, and a family bathroom.





Externally, this lovely apartment boasts a patio area and an allocated parking space. The property also benefits from free access to the exclusive gym, sauna and swimming pool.

Location

Monet House is located a few moments' walk from Watford Met Line Station providing access to Baker Street and the city. Watford town centre is close by providing an extensive choice of boutique shops, restaurants, coffee houses, supermarkets and the Intu shopping centre. Transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service into central London and beyond. There is an excellent selection of schools both private and state including Watford Grammar School for Boys and Watford Grammar School for Girls.

Additional Information

Tenure: Leasehold
Lease Length: 104 years
Service Charge: £3,300 pa
Ground Rent: £250.00 pa
Local Authority: Watford Borough Council
Council Tax Band: D
Energy Efficiency Rating: C

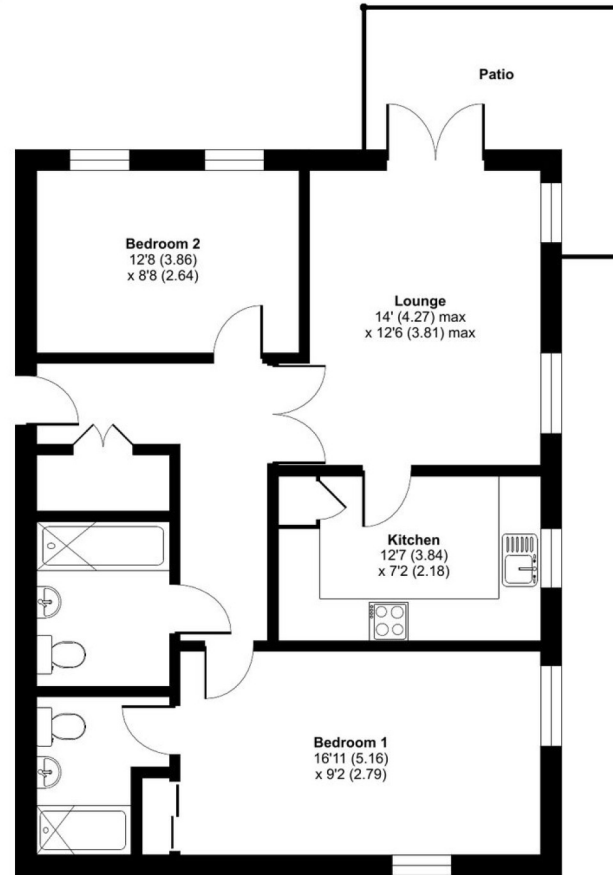
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



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Approximate Area = 780 sq ft / 72.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robsons Lettings. REF: 863066

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