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**HOMEMANOR HOUSE CASSIO ROAD
WATFORD
WD18 0QS**

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Absolutely delightful 1 bedroom RETIREMENT APARTMENT overlooking Watford's cricket pitch, walking distance of Watford's town centre. Warden on site. Communal lounge. Laundry. Low maintenance charge which includes water rates. Bright and spacious lounge with modern kitchen. Bedroom with floor to ceiling fitted wardrobes. Bathroom. Well kept communal gardens. An early internal inspection is simply a must to appreciate this delightful property.

ASKING PRICE OF £139,950 ... LEASEHOLD

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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COMMUNAL ENTRANCE VIA ENTRY PHONE

Stairs and lift to the 3rd floor. Front door to:

ENTRANCE HALLWAY

Access to loft space. Large cupboard houses the hot water cylinder with further storage. Laminated flooring extends throughout the entire property. Door through to:

LOUNGE/DINER

17' 8" x 11' 6" (5.38m x 3.51m)

Wall mounted storage heater. TV aerial point. Double glazed tilt and turn windows overlook the front with views across the Cricket Ground. Wall light fittings. Archway through to kitchen.



LOUNGE/DINER



KITCHEN

6' 1" x 7' 5" (1.85m x 2.26m)

Delightfully fitted in light wood shaker units comprising single drainer stainless steel sink, mixer tap, cupboards under. Adjacent worksurface with recess for fridge/freezer. A range of wall mounted units with further base units under. Inset 4 ring electric hob and oven with extractor. Wall mounted extractor fan.



BEDROOM

14' 8" x 8' 7" (4.47m x 2.62m)

Wall mounted storage heater. Wall light fittings. Double glazed window overlooks the front which has views across the Cricket Green. A large built in double wardrobe.



BEDROOM



BATHROOM

Panel bath, mixer tap and twin grips. Inset wash basin to vanity unit. Low flush WC. Fully tiled walls. Wall mounted electric heater. Extractor.



COMMUNAL LOUNGE



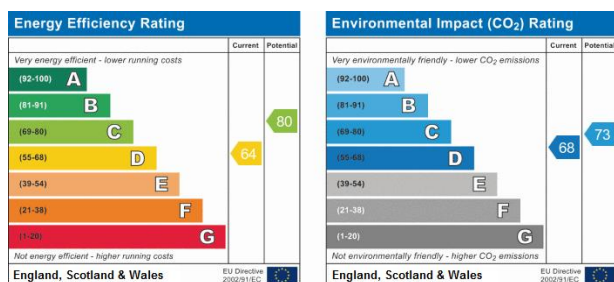
WARDEN ON SITE

LEASE

68 years unexpired

SERVICE CHARGE

Approximately £2,000 pa



VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

DETAILS BY EMAIL

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