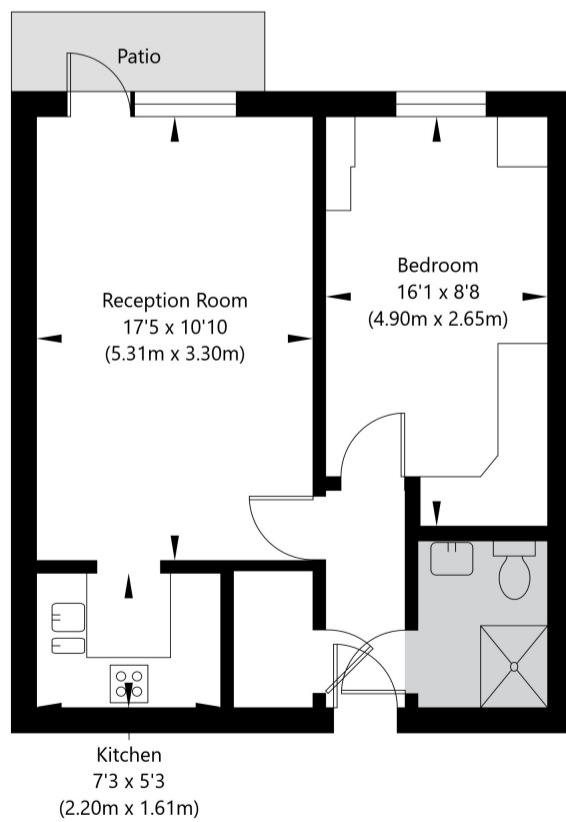




Homemanor House, Cassio Road, Watford WD18 0QS

Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 43.13 SQ M / 464 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 43.13 SQ M / 464 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
		EU Directive 2002/91/EC	



Located centrally, this very well presented, one bedroom retirement flat is situated on the ground floor with rear door giving access to the patio area. The flat comprises an entrance hall, living room, modern kitchen, bedroom and wet room. There is residents and visitors parking, communal lounge, pretty gardens, a laundry room and bike storage. This property is chain free.

Homemanor House was constructed by McCarthy & Stone (Developments) Ltd and comprises of 85 properties arranged over 4 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 60 years, or in the case of a couple, one must be over 60 years and the other over 55 years.

Lease: 60 years remaining; Ground Rent £255.63 per 6 months; Service Charge £1,655.01 per 6 months

Council Tax Band C £1987.82

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.



ROOM DESCRIPTIONS

Entrance Hall

Laminate wood effect flooring, storage cupboard, ceiling light.

Reception Room

3.30m x 5.31m (10' 10" x 17' 5")

Laminate wood effect flooring, wall lights, electric heating, door leading to patio area and window to rear aspect.

Kitchen

1.61m x 2.20m (5' 3" x 7' 3") Laminate wood effect flooring, tiled walls, range of white gloss wall and base level units, sink/drainage, wood effect worktops, integrated electric hob, oven and extractor hood, space for dishwasher and fridge freezer, spotlights.

Bedroom

2.65m x 4.90m (8' 8" x 16' 1") Carpeted, fitted wardrobes with integrated drawers and overhead storage cupboards and spot lights, electric heating, window to rear aspect.

Wet Room

Fully tiled walls, non-slip flooring, hand wash basin, low level W/C, electric shower, heated towel rail, mirrored cabinet and light.