





A TWO DOUBLE BEDROOM RETIRMENT FLAT IN THE HEART OF WATFORD – CHAIN FREE SALE

This bright and spacious second floor retirement flat is conveniently located to easily access Watford town centre, excellent rail and road transport links and the beautiful Cassiobury Park. Homemanor House was constructed in 1985 and is made up of 85 one and two bedroom flats. Frequent social activities to include regular coffee mornings, after tea and weekly bingo are arranged by the development manager and both cats and dogs are generally permitted (subject to terms of lease and landlord permission).

Accommodation consists of an entrance hallway with storage, an impressive 17ft 5' x 13ft reception room, kitchen, two good size bedrooms and shower room.

Externally, there is non-allocated resident's and visitor's parking and well maintained communal gardens.



KEY FEATURES

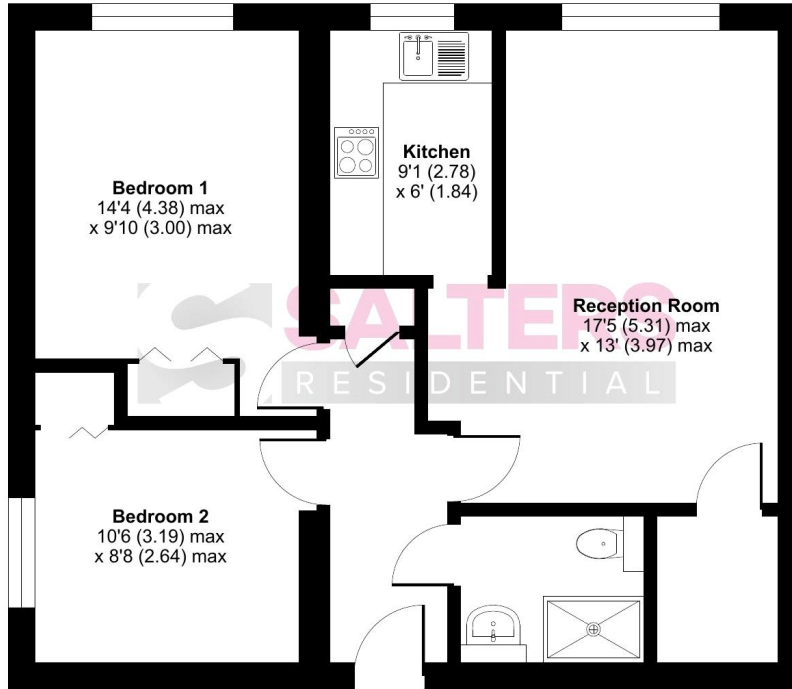
- Service charge: £4422.60 per annum
- Ground rent: £568.06 per annum
- Resident's lounge and laundry facilities
- 24 hour emergency assistance
- Chain free sale
- Lease term remaining: 58 years (see agent regarding lease extension cost)
- Development manager
- Lift



Homemanor House, Cassio Road, Watford, WD18

Approximate Area = 651 sq ft / 60.4 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Salters Residential. REF: 1436457

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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