



**Conway Court, Marri Street, Watford, WD24 5GA**



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## **Conway Court Marri Street, Watford**

This stylish one-bedroom apartment, set on the seventh floor of a modern 2021 development, boasts spacious living, a private balcony with stunning views, and access to a communal roof terrace - with a section privately owned for your exclusive use. Ideally located near Watford Junction Station!





### Entrance

### Lounge/Kitchen

25' 3" to max x 19' 7" to max ( 7.70m to max x 5.97m to max )

### Bedroom

13' 8" x 9' 3" ( 4.17m x 2.82m )

### Bathroom

7' 7" x 6' 7" ( 2.31m x 2.01m )

### Total Floor Area (from the EPC)

50 Square Metres

**Total floor area 49.7 m<sup>2</sup> (535 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Conway Court Marri Street, Watford

- One Bedroom Apartment
- Built in 2021 - NHBC WARRANTY
- Modern Fitted Kitchen & Bathroom
- Lifts in Building
- Private Balcony & Roof Terrace

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1461.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

**£350,000 - £370,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/WAF104539](https://www.brownandmerry.co.uk/Property/WAF104539)



Property Ref:  
WAF104539 - 0006

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**01923 248861**



[watford@brownandmerry.co.uk](mailto:watford@brownandmerry.co.uk)



104 The Parade, WATFORD, Hertfordshire,  
WD17 1AW



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**