

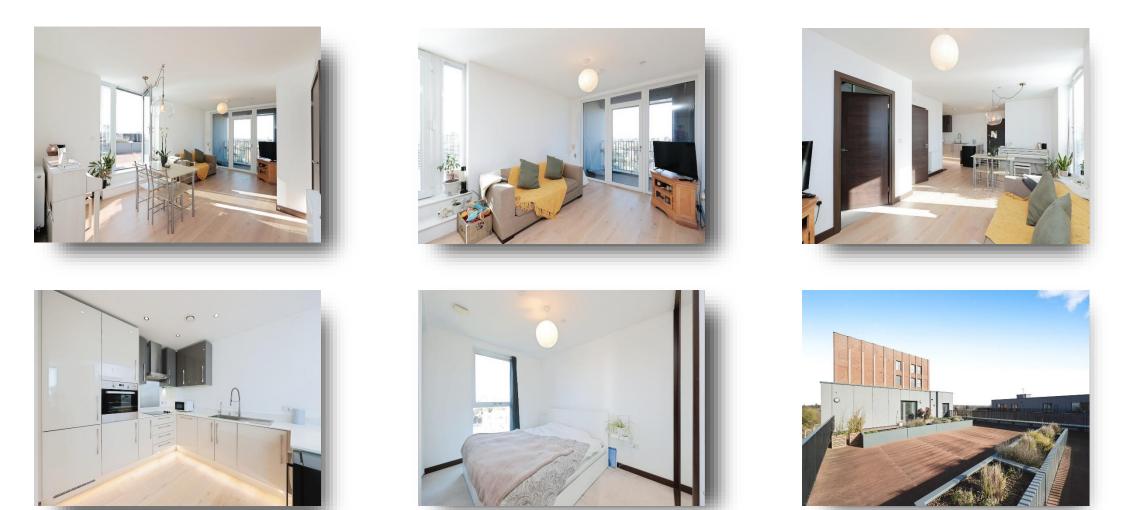
Conway Court, Marri Street, Watford, WD24 5GA



## welcome to

## **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!





## Total floor area 49.7 m² (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

#### 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

## welcome to

# **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** 





## view this property online brownandmerry.co.uk/Property/WAF104539



Property Ref: WAF104539 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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### 993 Years Left on The Lease Service Charge- £1461.80





Please note the marker reflects the postcode not the actual property

# brown & merry



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