



**Catalonia Apartments, Metropolitan Station Approach,
Watford, WD18 7BN**

welcome to

Catalonia Apartments Metropolitan Station Approach, Watford

Set within the prestigious Cassio Metro Development, this stylish two-bedroom, two-bathroom apartment with balcony, parking, and access to gym, pool, and concierge services offers modern living moments from Watford Metropolitan Station.





Entrance

Lounge/Kitchen

23' 5" x 14' into door (7.14m x 4.27m into door)

Kitchen

15' 4" x 10' 4" into wardrobe (4.67m x 3.15m into wardrobe)

En Suite

7' x 4' 11" (2.13m x 1.50m)

Bedroom 2

10' 7" x 8' 10" (3.23m x 2.69m)

Bathroom

7' 10" x 6' 7" (2.39m x 2.01m)

Total Floor Area (from the EPC)

63 Square Metres

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

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Catalonia Apartments Metropolitan Station Approach, Watford

- Two-bedroom Apartment
- Allocated Parking in Secure Underground Car Park
- En-suite to Master Bedroom
- Chain Free
- Private Balcony off Lounge

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3253.64

Ground Rent: 275.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers over

£350,000



103 Years Left on The Lease!



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAF104694 - 0008

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