



Apartment (EPC Rating:)

**35 MARLBOROUGH ROAD, WATFORD,
WD18 0QD**

Per Calendar Month

£1,150 Per

1 Bedroom Apartment located in Watford

Warren Anthony is pleased to present a one-bedroom ground floor apartment nestled within a serene private development, conveniently situated just a short stroll away from Watford Junction, Watford General Hospital, and the bustling Town Centre.

Upon entry, a hallway leading to various sections of the apartment. To the left, you'll find the cozy bedroom, while straight ahead lies the modern bathroom. The heart of the home, the spacious lounge/kitchen diner, awaits to the right.

The lounge diner boasts an abundance of natural light streaming in through its windows. Its laminate flooring complements the neutral decor. The kitchen area seamlessly integrates into the lounge. It is equipped with essential appliances, including an integrated oven with a gas hob, extractor hood, and a convenient integrated fridge freezer.

Available early June 2024.

0.4 MILES TO ATRIA WATFORD.

0.6 MILES TO WATFORD GENERAL HOSPITAL.

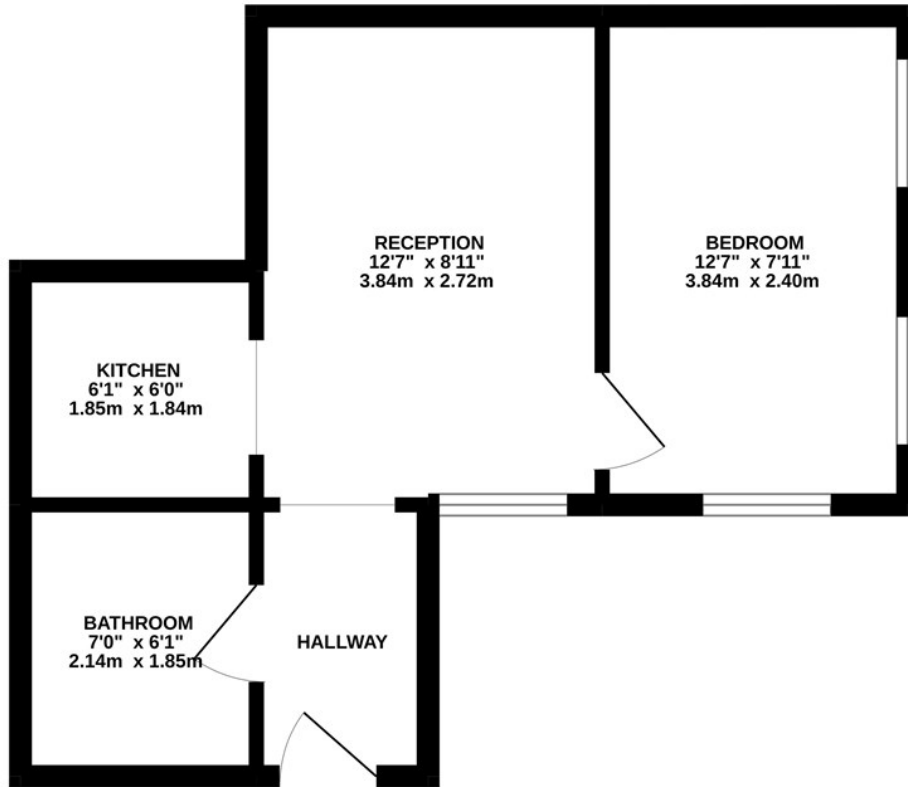
0.7 MILES TO WATFORD JUCTION RAILWAY STATION.

0.9 MILES TO METROPOLITAN APPROACH STATION.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



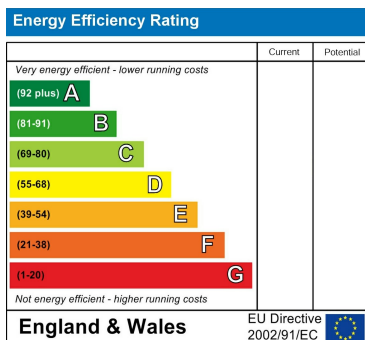
FORESTER HOUSE

TOTAL FLOOR AREA: 322 sq.ft. (29.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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