



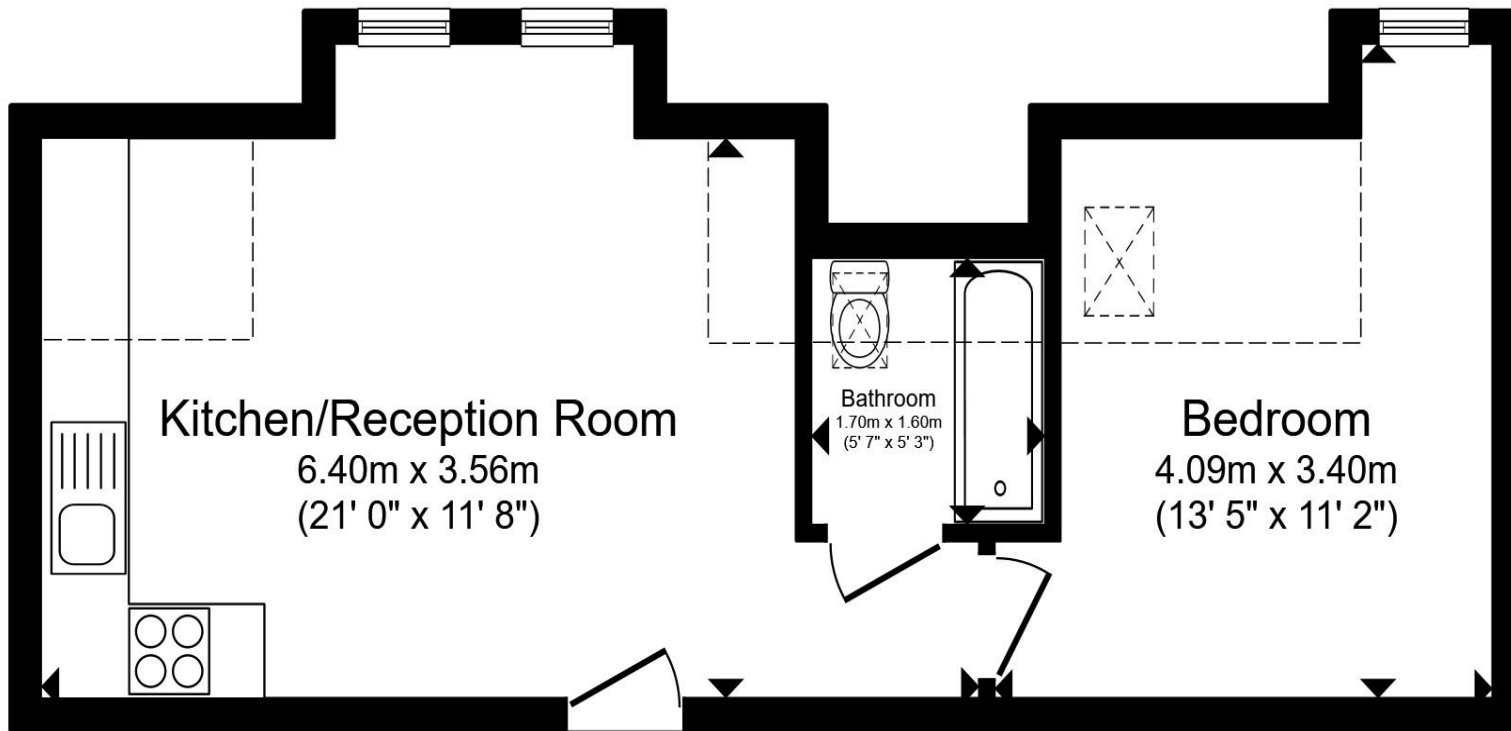
Forester House, Marlborough Road, Watford, WD18 0QD

welcome to

Forester House, Marlborough Road, Watford

A well-presented upper-floor one-bedroom flat in a prime Watford town-centre location, featuring a spacious open-plan lounge and modern kitchen, attractive communal gardens and approximately 0.7 miles from Watford Junction and Watford Metropolitan stations, ideal for first-time buyers or investors.





Entrance

Kitchen/Reception Room

21' x 11' 8" (6.40m x 3.56m)

Bedroom

13' 5" x 11' 2" (4.09m x 3.40m)

Bathroom

5' 7" x 5' 3" (1.70m x 1.60m)

Total floor area 35.6 m² (384 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.propertybox.io



welcome to

Forester House, Marlborough Road, Watford

- One Bedroom Flat
- Upper Floor
- Prime Town Centre Location
- Just 0.7 Miles from Watford Junction & Watford Metropolitan Station
- Stylish Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1135.12

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online [browndmerry.co.uk/Property/WAF105057](https://www.browndmerry.co.uk/Property/WAF105057)



Property Ref:
WAF105057 - 0002

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brown & merry



01923 248861



watford@browndmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[browndmerry.co.uk](https://www.browndmerry.co.uk)