

INTRODUCING

Conway Court, Watford WD24 5GA

2 Bedroom Apartment - Purpose Built for sale

£410,000

Price



2 Bedrooms/2 Bathrooms EPC Rating: B

- 8th Floor Executive Apartment
- Open Plan Living Room & Kitchen
- Master Bedroom With En-Suite Shower
- Family Bathroom
- Serviced By A Lift
- Lovely Outlook & Views
- Balcony Off Of Living Space
- Further Double Bedroom With Fitted Furniture
- Council Tax Band D
- Internal Viewing Imperative

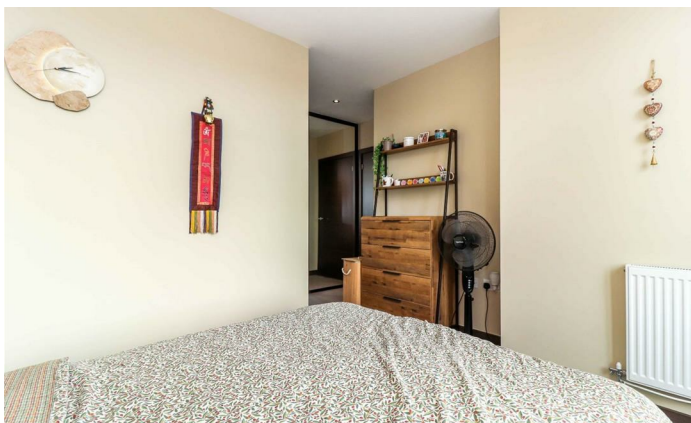
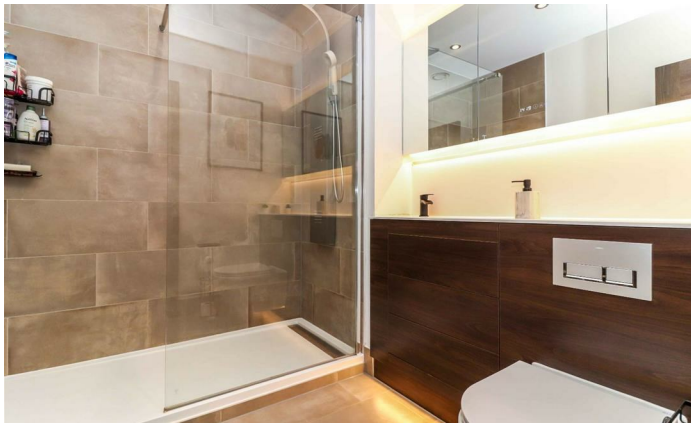
**** WELL PRESENTED MODERN 8th FLOOR EXECUTIVE APARTMENT - HIGH SPECIFICATION FINISH - LIFT - OPEN PLAN LIVING ROOM/KITCHEN WITH DIRECT ACCESS TO SPACIOUS BALCONY - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM - FURTHER DOUBLE BEDROOM - FAMILY BATHROOM - FITTED WARDROBES - COMMUNAL ROOF TERRACE ON THE 7TH FLOOR - COUNCIL TAX BAND D - LOVELY OUTLOOK **** We are delighted to offer for sale this improved and well presented 8th floor apartment in this development adjacent to Watford Junction mainline railway station. The property has been finished to a very good standard and has lots of high end fixtures including automated taps and a hot water tap in the kitchen. Externally there is a communal roof terrace located on the 7th floor. Please note that this property does not come with any parking and we would ask you to contact us without delay to arrange an early appointment to view to avoid disappointment. **NO PARKING IS AVAILABLE WITH THIS PROPERTY.**



HARRY CHARLES

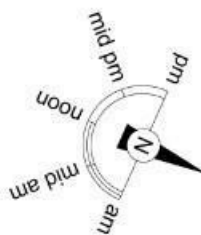
Property Specialists

Call us
01923 731313





Eighth Floor



CONWAY COURT, WD24

APPROX. GROSS INTERNAL FLOOR AREA 802.23 SQ FT / 74.53 SQ M.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	