



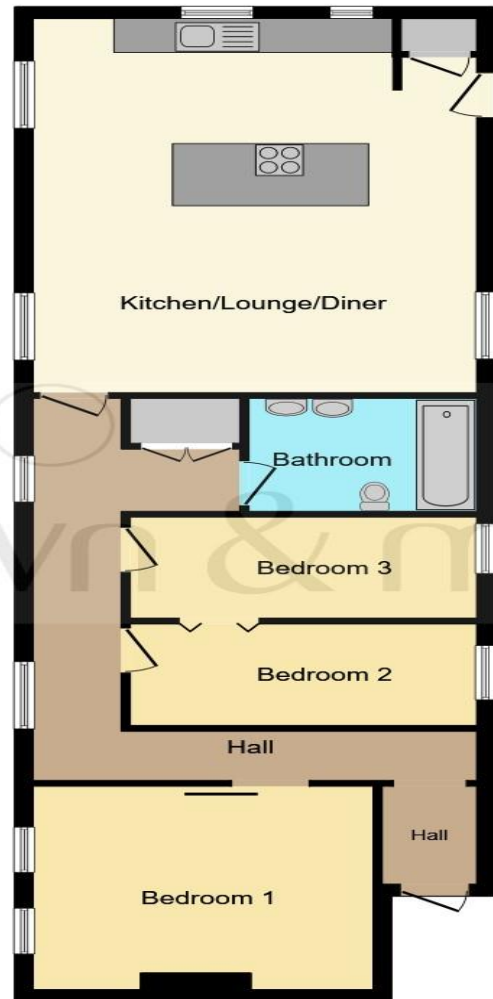
Merryfields, Ashby Road, Watford, WD24 5HT

welcome to

Merryfields Ashby Road, Watford

A stylish three-bedroom apartment on Ashby Road, featuring a spacious open-plan lounge/kitchen, family bathroom with double sinks, and an excellent location just 1 mile from Watford Junction with easy access to the M1, M25 and A41.





Entrance

Lounge/Kitchen

21' 8" x 16' 9" (6.60m x 5.11m)

Bedroom 1

12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom 2

13' 3" x 5' 10" (4.04m x 1.78m)

Bedroom 3

13' 3" x 5' 10" (4.04m x 1.78m)

Bathroom

8' 2" x 5' 1" (2.49m x 1.55m)

Total Floor Area (from the EPC)

89 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

Agents Note

Residents permit parking is available we are advised at a cost of £35 per year. Please enquire with the branch.

welcome to

Merryfields Ashby Road, Watford

- 3-Bedroom Top Floor Apartment
- Modern Kitchen with an Island
- Spacious Open-plan Lounge/Kitchen
- Large Windows Offering Excellent Natural Light
- 1 Mile to Watford Junction

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Jun 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104452](https://www.brownandmerry.co.uk/Property/WAF104452)



Property Ref:
WAF104452 - 0004

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