



Room (EPC Rating: F)

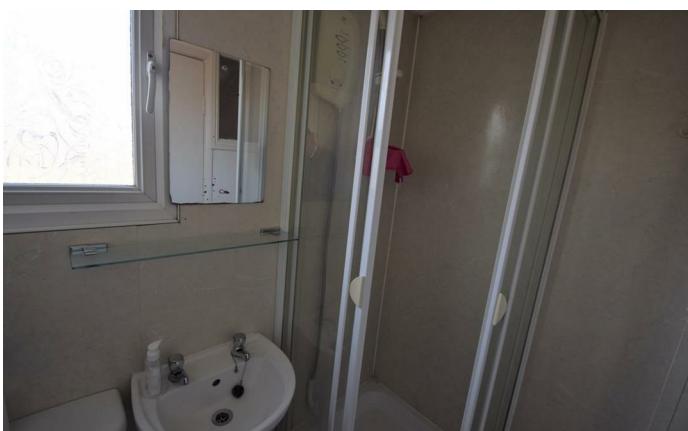
**MARLBOROUGH ROAD, WATFORD,  
HERTFORDSHIRE, WD18 0QB  
PCM**

**£995 PCM**

# 1 Bedroom Room located in Hertfordshire

A fantastic-priced one bedroom apartment for such a prime Watford Town Centre location — perfect for anyone wanting everything on their doorstep. You're just a short walk to shops, cafés, supermarkets and Watford's excellent transport links, making commuting and day-to-day life seriously easy. Plus, Watford General Hospital is only 0.6 miles away.

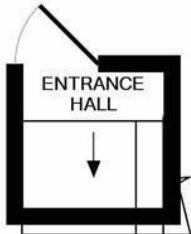
Set on the second floor, this compact and well-laid-out apartment has been newly decorated and is having new carpets fitted, and includes an entrance hall, shower room, a kitchen/living area and one bedroom. A parking permit is available and the property is offered unfurnished (with the OPTIONAL benefit of a sofa included).



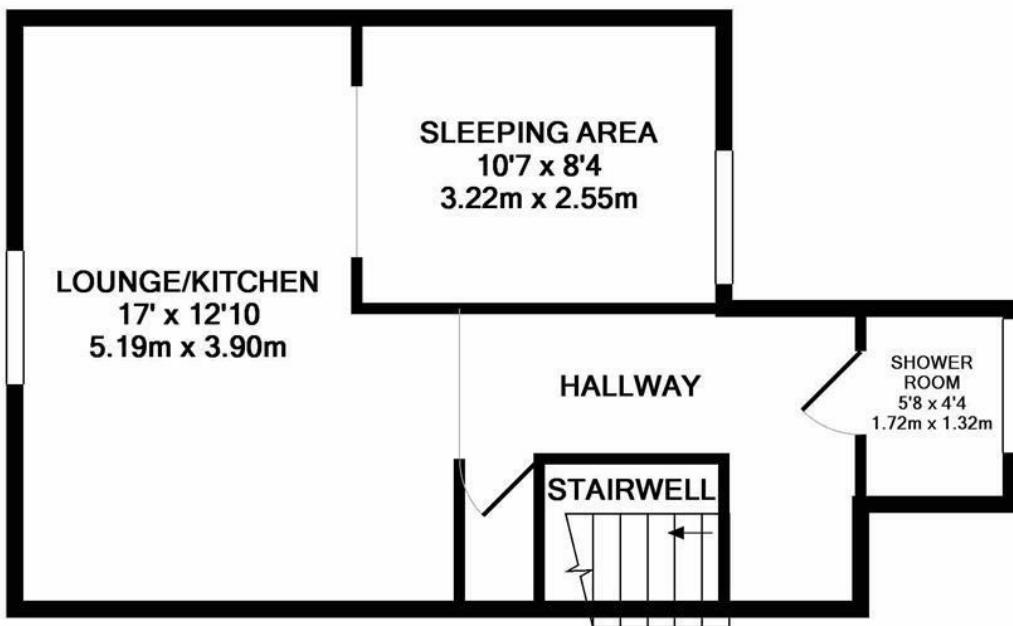
WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

## , MARLBOROUGH

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### GROUND FLOOR

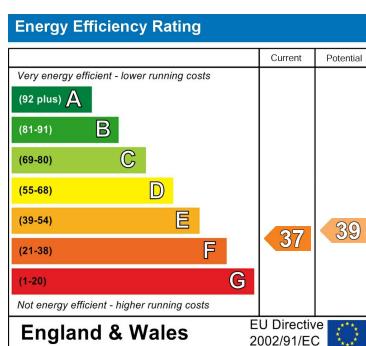


### 1ST FLOOR

Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the