

A STUNNING TWO DOUBLE BEDROOM APARTMENT WITH TWO BATHROOMS AND LARGE BALCONY – CHAIN FREE

This impressive eighth floor apartment offers bright and spacious accommodation throughout and is located within just a few minutes' walk of Watford Junction (Euston within 17 minutes). The town centre, Watford Junction, major road links M1, M25 and A41 and a choice of highly regarded schools can all be found close by, making this an ideal property for families and commuters.

Accommodation consists of an entrance hallway, a superb open plan reception room with stone worktops and fully integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, a second double bedroom and family bathroom.

Externally, there is a private 18ft 10' wide balcony, secure bicycle storage, communal gardens, children's play area and a fantastic communal roof garden with spectacular views that can be accessed on the 7th floor.



KEY FEATURES

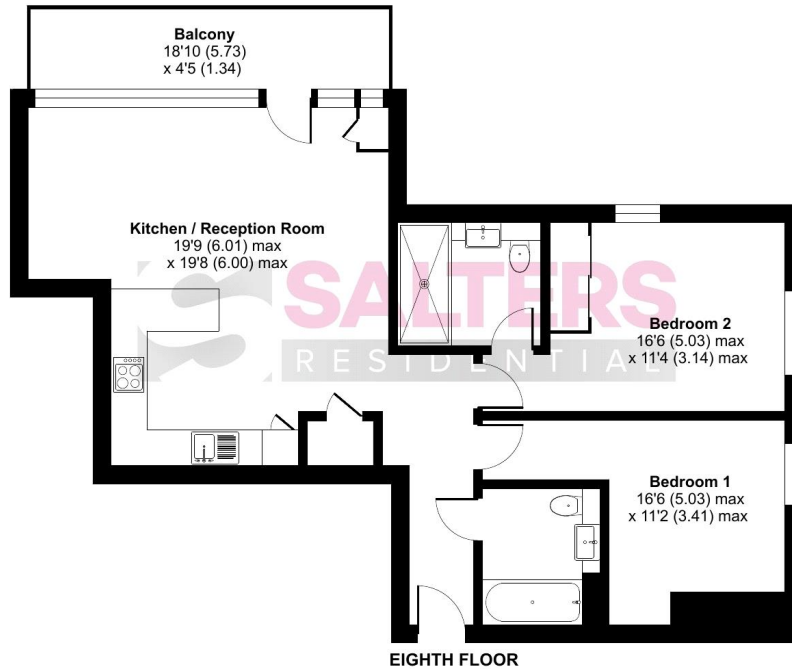
- Private balcony with far reaching views
- Video entry phone security
- Engineered oak flooring
- Lease term: 991 years remaining
- Service charge inc building insurance: £2400 per annum
- Two lifts



Marri Street, Watford, WD24

Approximate Area = 805 sq ft / 74.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Salters Residential. REF: 1447176

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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