





A SUPERB TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT WITH TWO BALCONIES - CHAIN FREE

This extremely spacious (821 sq ft) first floor apartment is situated within the highly sought after Cassio Metro development with the Metropolitan Line Station and the beautiful Cassiobury Park both within just a couple of minutes' walk. In addition, Watford town centre, local bus services and major road links M1 and M25 are also close by. Accommodation consists of a large entrance hallway with storage, a superb double aspect reception room, good size kitchen, two double bedrooms and two bathrooms, one of which is en-suite. Externally, there is a large primary balcony accessed via the reception room and a second balcony accessed via the kitchen. There are also well-maintained communal gardens, a children's play area, an allocated parking space, visitor's permit and there are a number of visitor's parking spaces on-site. Residents can also enjoy the on-site leisure complex which includes a swimming pool, sauna and gym as well as a concierge service



KEY FEATURES

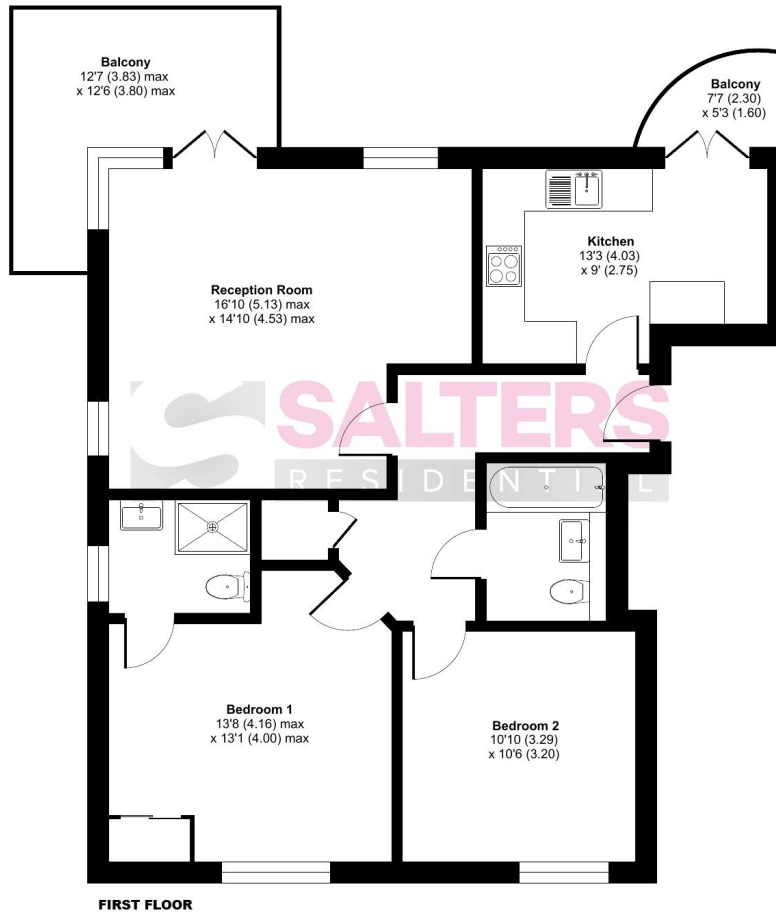
- 0.3 miles away from Watford Grammar School For Boys
- On site leisure complex and concierge
- Communal gardens & children's play area
- 'Combi' boiler installed 2024
- Lease term: 102 years remaining
- Service charge: £3746.22 per annum
- Ground rent: £250 per annum
- One allocated parking space plus visitor's parking spaces



Manhattan Place, Metropolitan Mews, Watford, WD18

Approximate Area = 821 sq ft / 76.2 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). © n3checcom 2026. Produced for Salters Residential. REF: 1478292

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	82
(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	

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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