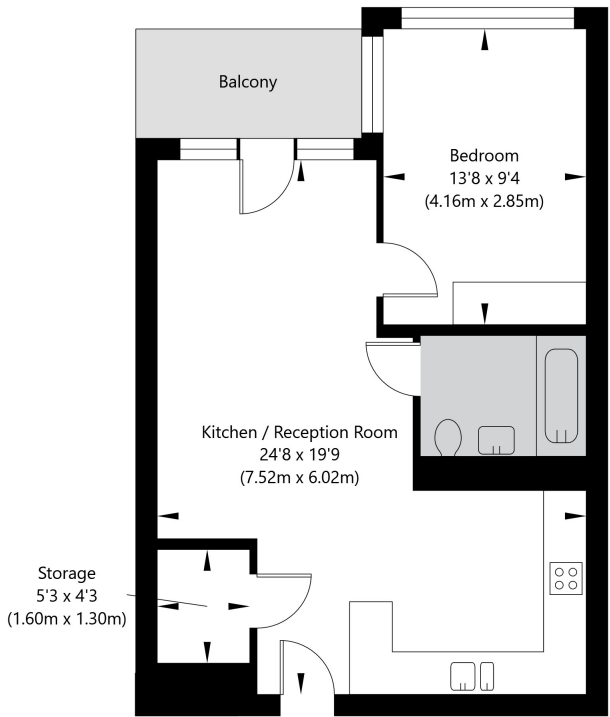




Conway Court, 2 Marri Street, Watford WD24 5GA

5th Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 49.9 SQ M / 537 SQ FT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

APPROXIMATE GROSS INTERNAL FLOOR AREA 49.9 SQ M / 537 SQ FT  
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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This executive style, one double bedroom 5th floor apartment is perfectly located just a five minute walk from Watford Junction Station with fast trains reaching Euston in 14 minutes. Internally, the apartment comprises of an open plan kitchen / living room with a very large storage cupboard, the contemporary kitchen has integrated Zanussi appliances and there is a private South-Easterly facing balcony. The bedroom is spacious with fitted wardrobes and a Juliet balcony, the modern bathroom has high tech features including touch screen taps and a smart shower. This apartment is perfect for professionals or first time buyers, viewing is highly recommended.

Lease Length; 995 years remaining. Service Charge; £1,440pa; Ground Rent; NIL

Council Tax Band C £2,083.01

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.
2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.
3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.
4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give a representation or warranty in relation to this property.

ROOM DESCRIPTIONS

**Open Plan Kitchen / Reception Room**

7.52m x 6.02m (24' 8" x 19' 9")

Reception Room:-

Wood flooring, large utility/storage cupboard, video entry phone system, three ceiling lights plus wall lights, door and windows to balcony.

Kitchen:-

Wood flooring, range of white gloss wall and base level units, granite work tops, stainless steel sink/drainers, integrated Zanussi white goods including, induction hob with extractor hood, eye level oven, fridge/freezer, washing machine and dishwasher. Fully serviced Ideal gas central heating boiler wall mounted in cupboard and spot lights.

**Bedroom**

4.16m x 2.85m (13' 8" x 9' 4") Carpeted, fitted wardrobes, ceiling light, radiator, window to side aspect and Juliet balcony.

**Bathroom**

2.37m x 2.02m (7' 9" x 6' 8") Tiled floor, part tiled walls, built-in hand wash basin with vanity storage, bath with over head shower and shower attachment, heated towel rail, spot lights.

**Balcony**

With far reaching views of Nascot Wood.