



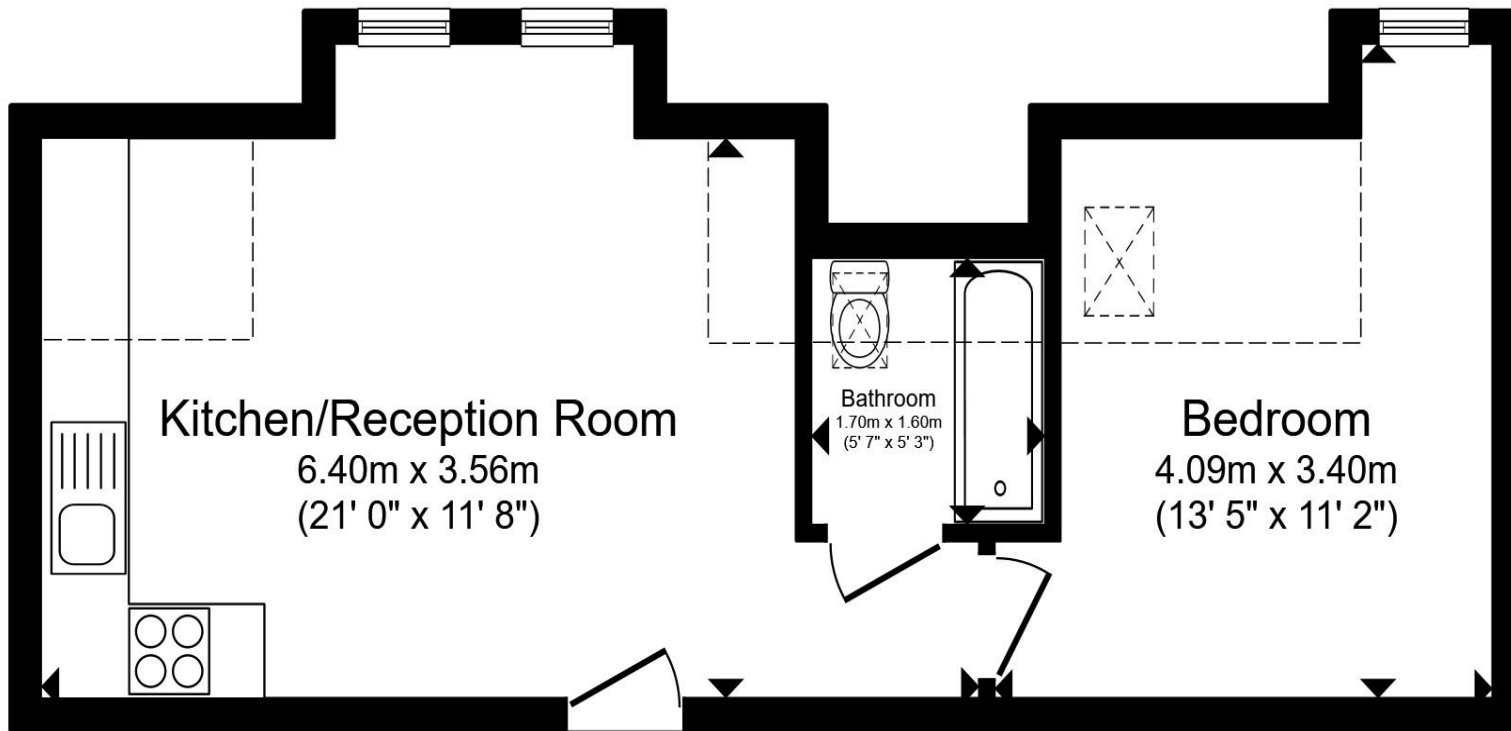
Forester House, Marlborough Road, Watford, WD18 0QD

welcome to

Forester House, Marlborough Road, Watford

A stylish town centre apartment offering open-plan living, ideal for first-time buyers or investors. Offered chain free, with optional furnishings, communal gardens, and easy access to Watford Junction, Watford Metropolitan stations, and local amenities.





Entrance

Kitchen/Reception Room

21' x 11' 8" (6.40m x 3.56m)

Bedroom

13' 5" x 11' 2" (4.09m x 3.40m)

Bathroom

5' 7" x 5' 3" (1.70m x 1.60m)

Total floor area 35.6 m² (384 sq.ft.) approx

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.propertybox.io



welcome to

Forester House, Marlborough Road, Watford

- One Bedroom Upper Floor Flat in a Prime Town Centre Location
- Ideal First-Time Purchase or Excellent Investment Opportunity
- Chain Free
- Just 0.7 Miles from Watford Junction & Watford Metropolitan Station
- Impressive Open-Plan Kitchen & Living Space with Modern Finishes

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1135.12

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£210,000 - £230,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105057](https://www.brownandmerry.co.uk/Property/WAF105057)



Property Ref:
WAF105057 - 0007

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brown & merry



01923 248861



watford@brownandmerry.co.uk



104 The Parade, WATFORD, Hertfordshire,
WD17 1AW



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)