LEASEHOLD







Apartment (EPC Rating: B)

# CONWAY COURT, 2 MARRI STREET, WATFORD, WD24 5GA

# £299,950

WARREN ANTHONY

# 1 Bedroom Apartment located in Watford

Stylish one-bedroom apartment • Fourth floor • 995-year lease • £0 ground rent • £1,800p.a. service charge

This beautifully presented one-bedroom apartment occupies a prime position on the fourth floor of Conway Court, a modern development ideally located for Watford Junction, Nascot Wood and Clarendon Road's business hub. With an exceptionally long 995-year lease, no ground rent and a modest £1,800 annual service charge. This property offers outstanding long-term value and peace of mind for homeowners and investors alike.

The apartment features a bright open-plan living space, a generous double bedroom, a modern bathroom and useful built-in storage. Designed for contemporary living, it combines comfort and practicality in a well-connected setting just moments from Watford's vibrant town centre.

Hallway leading to all rooms with practical hallway storage cupboard.

Lounge/Diner/Kitchen
Size:28'1"×19'2"(8.57m×5.83m)
A superb open-plan area forming the heart of the home — spacious enough for defined living, dining and kitchen zones. Large windows flood the room with natural light, creating a welcoming atmosphere ideal for relaxing or entertaining. The kitchen section offers modern fitted units and integrated appliances, complementing the sleek design.

Bedroom
Size:13'1"×9'4"(3.99m×2.85m)
A well-proportioned double bedroom featuring ample built-in wardrobes and space for additional bedside furniture. The neutral décor and good natural light create a calm, comfortable setting.

Bathroom
Size:6'11"×6'0"(2.12m×1.84m)
A modern, well-appointed bathroom featuring a full suite with bath and shower over, wash basin and WC. Finished in contemporary tiling with chrome fittings.

The apartment benefits from its own private balcony, along with access to the communal roof terrace that is available for all residents.

- Lease: 995 years remaining
- Service Charge: £1,8000 per annum
- Ground Rent: £0 per annum
- Council Tax: Watford Borough Council – Band C
- 2 x Elevators

Location Highlights
Conway Court enjoys a superb position close to Watford Junction Station, offering fast trains to London Euston in around 20 minutes, making it ideal for commuters. The apartment is also within easy reach of Watford Town Centre, Harlequin Watford and the Clarendon Road business district, while Nascot Wood and surrounding parks provide green space and leisure options.

Excellent road links via the M1, M25, and A41 connect Watford to wider Hertfordshire and beyond.

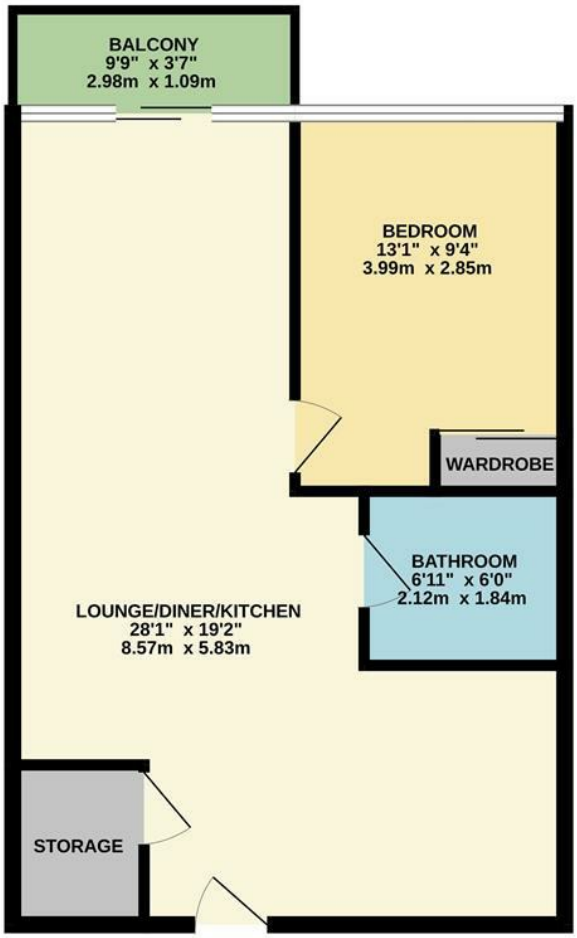
All information has been provided by the vendor. We have not seen documentary evidence to verify these details.







GROUND FLOOR
538 sq.ft. (49.9 sq.m.) approx.



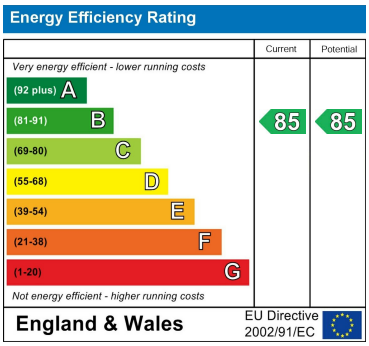

TOTAL FLOOR AREA : 538 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Council Tax Band

C

## Energy Performance Graph




## Call us on

# 01923 220012

**sales@warrenanthony.co.uk**

**https://www.warrenanthony.co.uk**

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