

## Lord Street, Watford, WD17 2LQ

Guide Price £275,000

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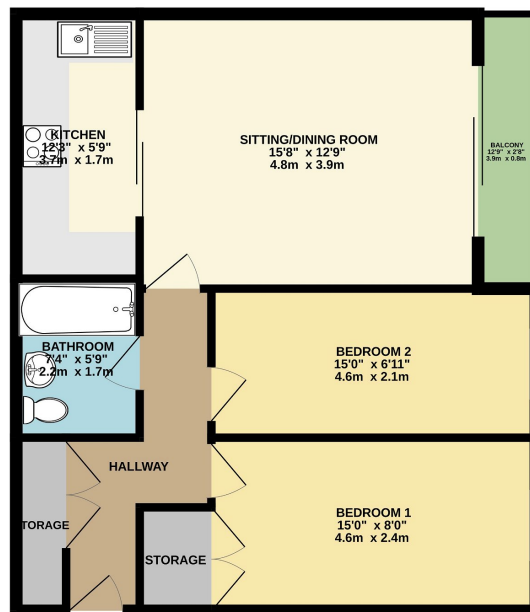
Ref: MS0129

This two bedroom apartment is situated on the fourth floor of this modern apartment block situated in Central Watford. This inward facing apartment has a balcony and looks out on the central landscaped courtyard communal gardens. Allocated undercroft gated parking is provided and the lease has 135 years remaining. Watford Junction train station is approximately 10 minutes walk and the town centre is just a couple of minutes stroll.

This apartment has come to the market CHAIN FREE. A 50% Shared ownership option is also available.

- 2 Double Bedrooms
- Family Bathroom
- Allocated Gated Undercroft Parking
- Watford Town Centre Location
- Chain Free
- Modern Fitted Kitchen
- 630 SQ FT / 58.53 SQM of Living Space
- Private Balcony
- A 50% Shared Ownership Option is Available
- Potential 7% Yield

GROUND FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.8 sq.m.) approx.

While 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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