



Connells

Queens Gate Lord Street
Watford



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this stunning ground floor apartment to the market that is situated within walking distance to Watford Town Centre and the ever popular Cassiobury Park. The property briefly comprises of a sizeable reception room with a modern integrated kitchen, two double bedrooms and a modern bathroom suite. Benefits include a private patio area with access from lounge and bedrooms, an additional en-suite to the master bedroom, access to the well maintained communal gardens that comprise of paved seating areas and lawn as well as allocated secure underground parking.

Ideal for first time buyers and investors, the property is conveniently located with access to several transport links including Watford Junction Station with direct links into London Euston as well as the A41 and M1 motorways.

For more information or to arrange a viewing, please contact Connells today.

Communal Entrance

Front door with security entryphone system, lift and stairs to all floors.

Entrance Hall

Two storage cupboards, security entryphone, doors to:-

Lounge

18' 4" x 11' 3" (5.59m x 3.43m)

Window and door opening to patio area, radiator ,TV point and access to kitchen area.

Kitchen

6' x 9' 10" (1.83m x 3.00m)

Wall and base level units with work surfaces over, stainless steel sink unit with mixer taps, integrated oven & hob with extractor over, integrated fridge/freezer, integrated washing machine and integrated dishwasher.

Bedroom One

14' 6" x 8' 4" (4.42m x 2.54m)

Door to side aspect, built in wardrobe, radiator, TV point and door to en suite.

En Suite

Shower cubicle, WC, pedestal wash hand basin, extractor fan and heated towel rail.

Bedroom Two

14' 6" x 8' 9" (4.42m x 2.67m)

Door to side aspect, radiator and TV point.

Bathroom

Bath with shower attachment over, pedestal wash hand basin, WC, heated towel rail, extractor fan and part tiled walls.

Outside

Private Patio Area

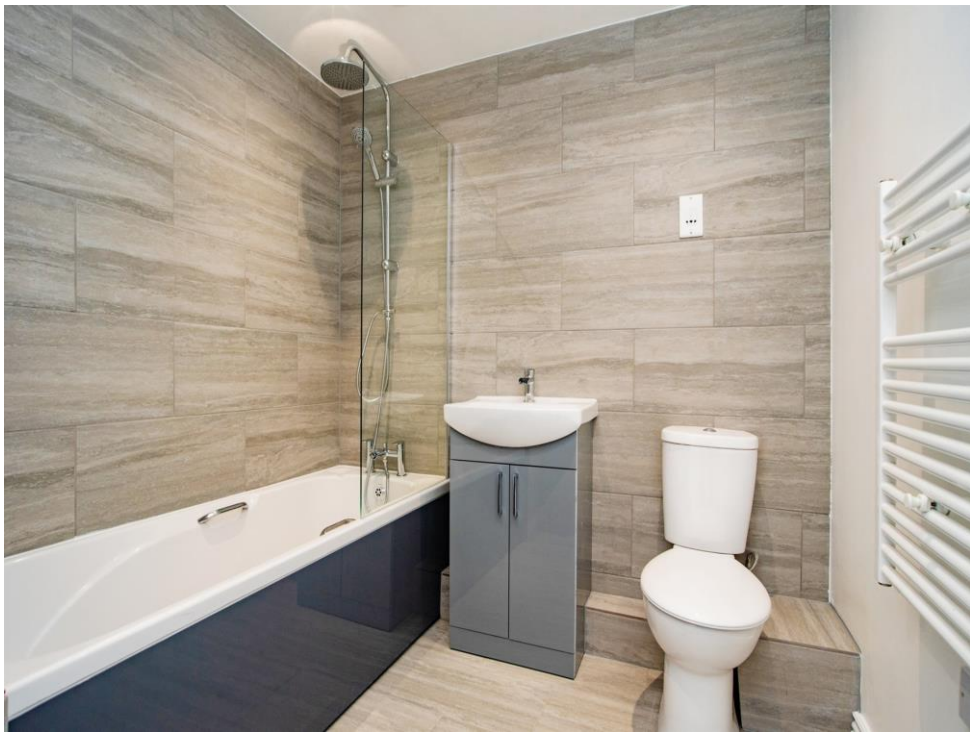
Accessed via both bedrooms.

Underground Parking

Allocated resident's parking spaces.

Communal Gardens









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 The Parade
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313304

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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