



**Connells**

Queens Gate Lord Street  
Watford



# Queens Gate Lord Street Watford WD17 2LQ

for sale guide price  
**£250,000**



## Property Description

Connells are delighted to bring this well-presented upper floor apartment to the market that is situated in the heart of Central Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and a family bathroom. Benefits include a private balcony area, access to the well-maintained communal gardens that comprise of paved seating areas and lawn as well as allocated gated 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. The property is also within walking distance to Watford Town Centre with its array of eateries, shops entertainment and recreational facilities as well as the ever popular Cassiobury Park.

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

Front door, two storage cupboards housing hot watertank, phone entry point, radiator.

## Living Room

15' 7" x 11' 5" ( 4.75m x 3.48m )

Window to side aspect, television point, telephone point, electric radiator, access to balcony.

## Kitchen

5' 8" x 10' 4" ( 1.73m x 3.15m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, electric oven and hob with extractor hood, plumbing for washing machine, integrated fridge/freezer.

## Bedroom One

14' 5" x 8' 5" ( 4.39m x 2.57m )

Window to side aspect, electric radiator, built in wardrobe.

## Bedroom Two

14' 7" x 6' 9" ( 4.45m x 2.06m )

Window to side aspect, electric radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated towel rail, extractor.

## Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

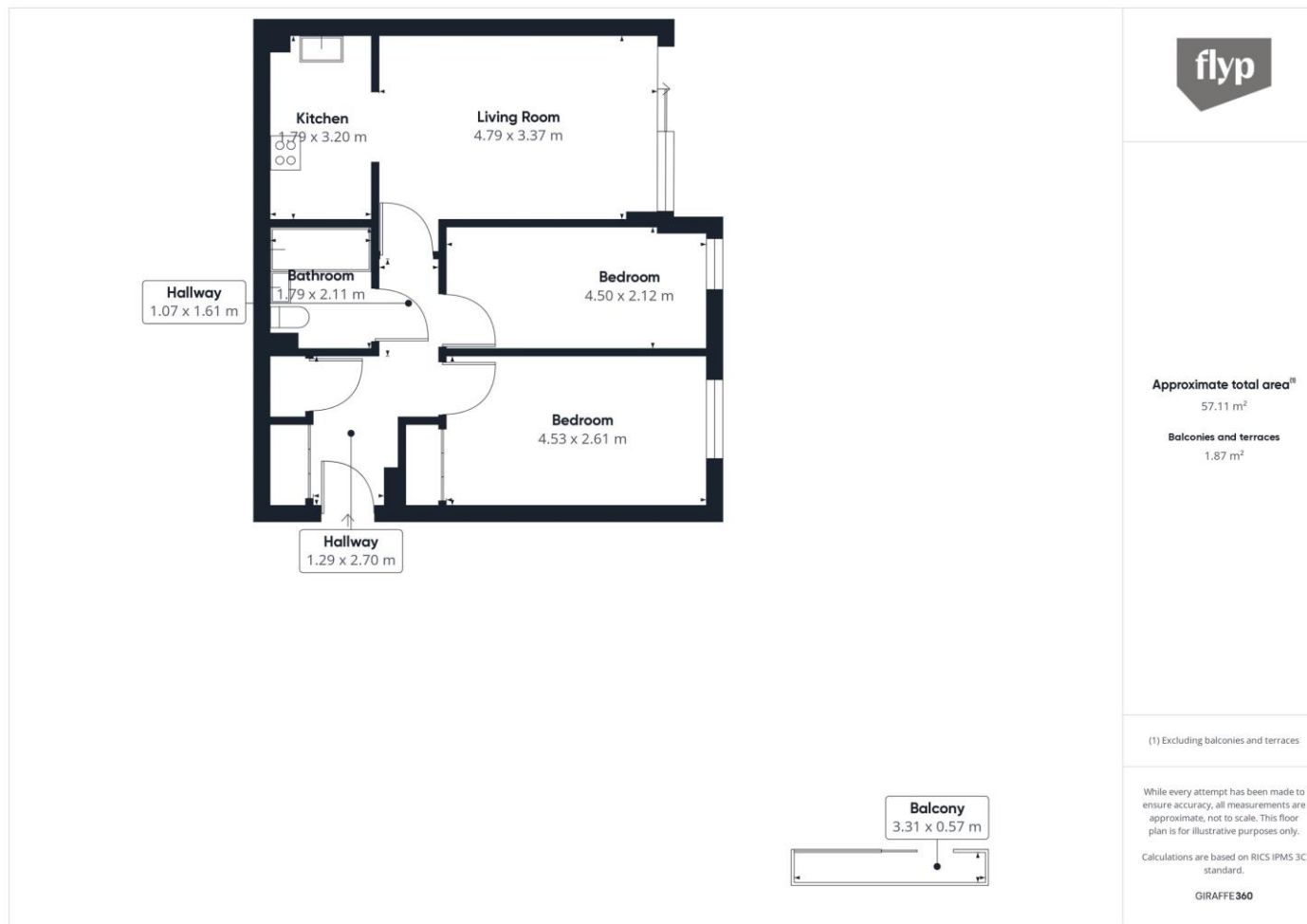
## Entrance Hall











To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313840](https://connells.co.uk/Property/WTF313840)**

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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