



**Connells**

Queens Gate Lord Street  
Watford



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented second floor apartment to the market that is situated in the heart of Central Watford. The property has been refurbished throughout and briefly comprises of a sizeable reception room with a modern integrated fitted kitchen and two double bedrooms with en-suites. Benefits include new carpets throughout, a private balcony area, an additional cloakroom, 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.

## Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

## Entrance Hall

Front door, two storage cupboards housing

hot watertank, radiator.

## Cloakroom

WC, vanity basin, hand towel rail.

## Living Room

16' 4" MAX x 15' 1" MAX ( 4.98m MAX x 4.60m MAX )

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

## Kitchen

9' 3" x 8' 9" ( 2.82m x 2.67m )

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to side aspect, sink with drainer, electric cooker point with extractor hood, integrated washing machine and fridge/freezer.

## Bedroom One

12' MAX x 11' + WARDROBE ( 3.66m MAX x 3.35m + WARDROBE )

Window to side aspect, electric radiator, built in wardrobe, door to en-suite.

## En-Suite

Window to side aspect, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

## Bedroom Two



Window to side aspect, electric radiator.

## En-Suite

Window to side aspect, shower cubicle, WC, wash hand basin, hand towel rail.

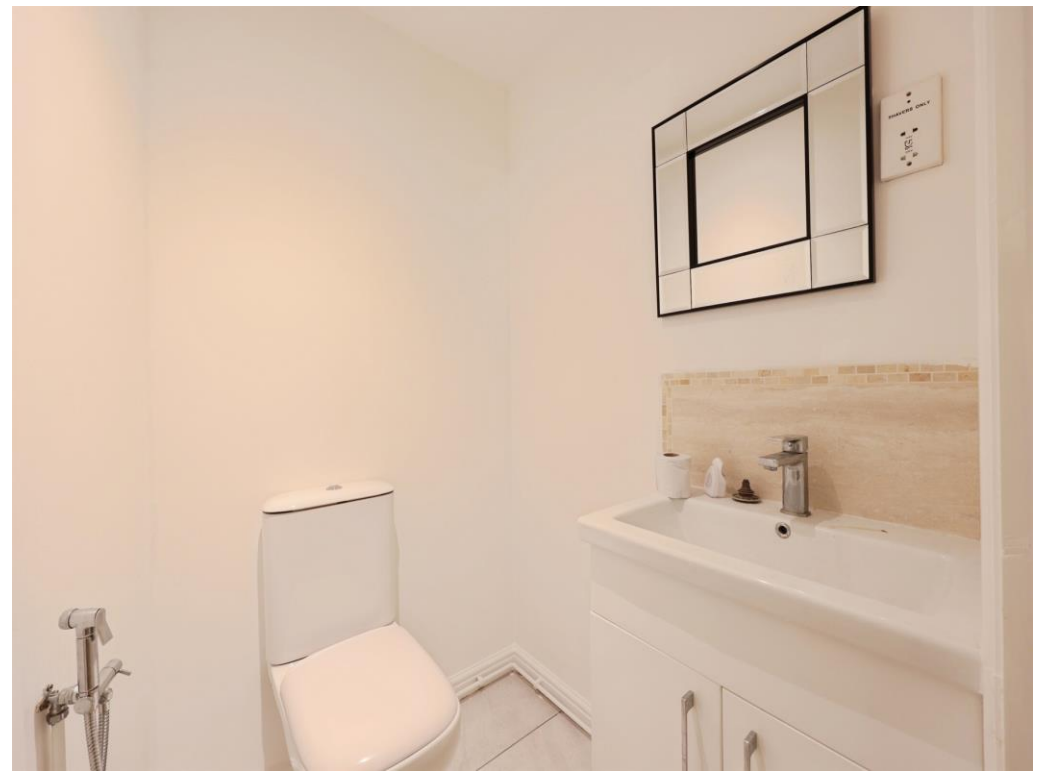
## Outside

## Communal Gardens

Access to well-maintained communal gardens.

## Parking

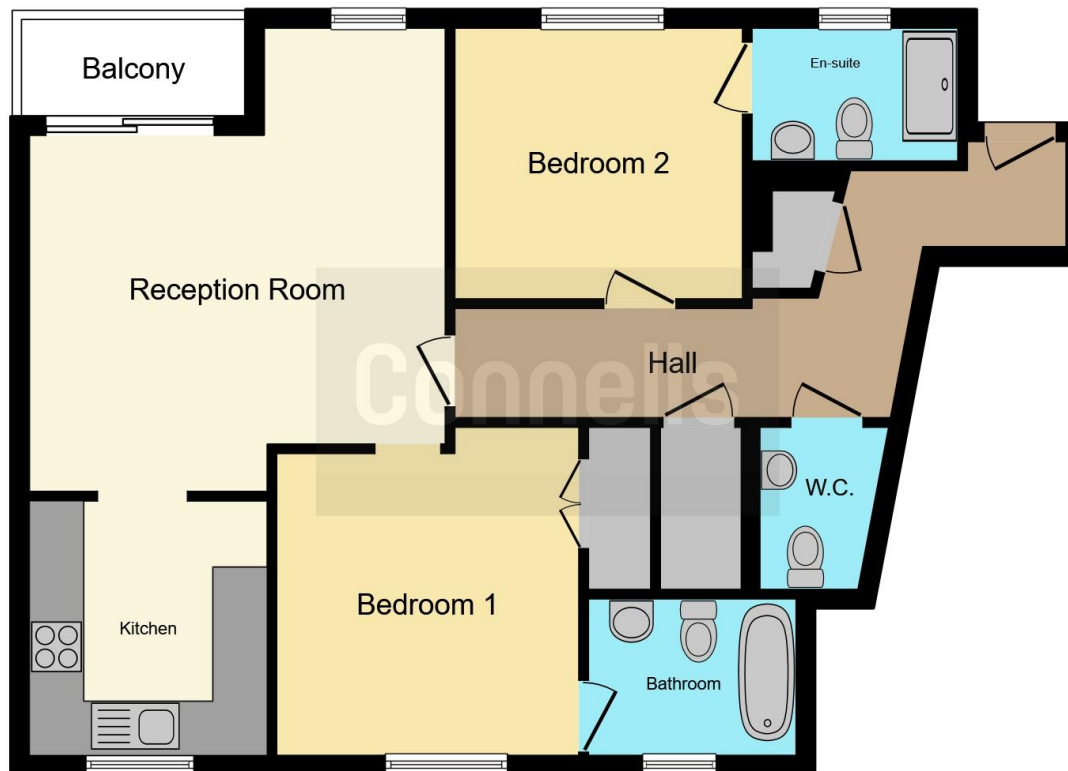
Gated allocated parking.











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.focalagent.com](http://www.focalagent.com)

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: C

Council Tax  
 Band: D

Service Charge:  
 3389.00

Ground Rent:  
 325.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314378](http://connells.co.uk/Property/WTF314378)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: WTF314378 - 0003