



**Connells**

Victoria Court Queens Road  
Watford



## Property Description

Connells are pleased to bring this well-presented first floor apartment to the market that is situated on a popular residential road in Central Watford. The property comprises of a sizeable reception room with a well-appointed fitted kitchen, one double bedroom bedrooms and a bathroom suite and benefits from one allocated under-ground parking space with additional visitor bays.

Ideal for first time buyers or investors, the property is conveniently located with access to several transport links including being walking distance to Watford Junction Station (8 minute walk) and Watford High Street Station (4 minute walk) with direct links into London Euston in approx. 18 minutes. The property is also within walking distance to Watford Town Centre which includes the Atria Shopping Centre and a wide selection of local shops, eateries, entertainment and recreational facilities.

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

2.95m MAX )

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

## Kitchen

7' 6" x 7' 3" MAX ( 2.29m x 2.21m MAX )

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

## Bedroom One

Irregular Shaped Room 10' 3" MAX x 8' 3" MAX ( 3.12m MAX x 2.51m )

Dual aspect windows to side aspect, electric radiator.

## Bathroom

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

## Outside

## Parking

Allocated underground parking space plus visitors' parking spaces.

## Charges Breakdown

Service charge and ground rent: £136.26 PCM

## Entrance Porch

Window to side aspect.

## Entrance Hall

Doors to all rooms, storage cupboard.

## Living Room

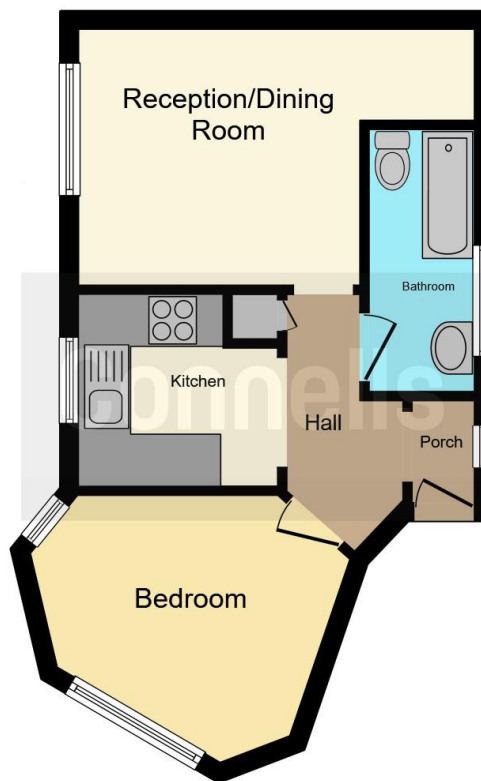
14' 11" MAX x 9' 8" MAX ( 4.55m MAX x

Reserve fund: £74.07 PCM  
Building insurance: £32.66 PCM  
Total: £242.99 PCM









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: B

Service Charge:  
 2523.96

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314815](http://connells.co.uk/Property/WTF314815)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Sep 1993. 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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