

Queens Gate, Lord Street, Watford, WD17 2LQ

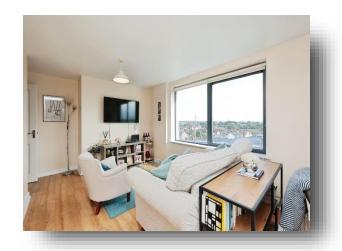


welcome to

Queens Gate Lord Street, Watford

A bright and spacious one-bedroom apartment on the fifth floor of the sought-after Queens Gate development, featuring a private balcony, modern interiors, secure underground parking, and a prime Watford Town Centre location near transport links.

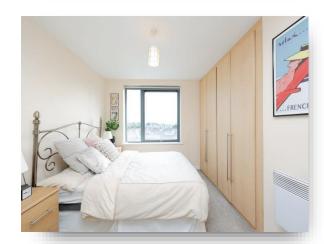


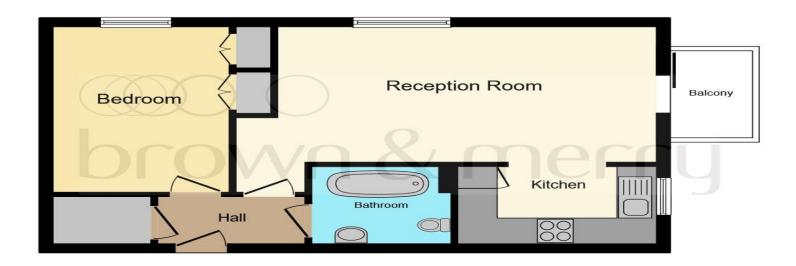












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

7' 3" x 3' 9" (2.21m x 1.14m)

Lounge

20' 11" to max x 12' 4" to max (6.38m to max x 3.76m to max)

Kitchen

9' 10" x 6' 3" (3.00m x 1.91m)

Bedroom

12' 5" x 10' 8" into wardrobe (3.78m x 3.25m into wardrobe)

Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

Total Floor Area (from the EPC) 46 Square Metres

Agents Note

Further information is available relating to works that are due. Please contact the branch for more details and ask your legal representative for more information.

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Queens Gate Lord Street, Watford

- One Bedroom Fifth Floor Apartment
- Good Decorative Order Throughout
- Long Lease
- · Lift in Building
- Secure Underground Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2566.00

Ground Rent: 224.00

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 Leasehold packs.

Guide Price

£250,000 - £265,000







view this property online brownandmerry.co.uk/Property/WAF104703



Property Ref: WAF104703 - 0003 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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135 Years Left on The Lease!



Please note the marker reflects the postcode not the actual property





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