



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.





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.

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

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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAF104703 - 0003

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