



Connells

Queens Gate Lord Street
Watford



Property Description

Connells are delighted to offer this well-presented one-bedroom fifth-floor apartment, ideally situated in the heart of Central Watford, providing contemporary living with excellent access to local amenities, transport links and leisure facilities.

The accommodation comprises a welcoming entrance hall leading to a sizeable reception room, offering ample space for both living and dining areas and a modern fitted kitchen, thoughtfully designed with a range of fitted units and appliances. The generous double bedroom benefits from built-in wardrobes, while the family bathroom is finished to a modern standard.

A particular highlight of the property is the private balcony, enjoying elevated views across Watford, providing the perfect space to relax and unwind. Further benefits include gated allocated parking and access to well-maintained communal gardens.

The property is superbly positioned within walking distance of Watford Shopping Centre, an extensive selection of restaurants, cafes, bars and entertainment venues. For commuters, Watford Junction, Watford High Street and Watford Underground Station are all easily accessible, offering excellent connections into London and beyond. The property also enjoys convenient access to major road links including the M1 and M25.

Ideal for first-time buyers, investors or professionals seeking a well-connected town centre home, early viewing is highly recommended.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Living / Dining Room

Kitchen

Bedroom One

Bathroom

Outside

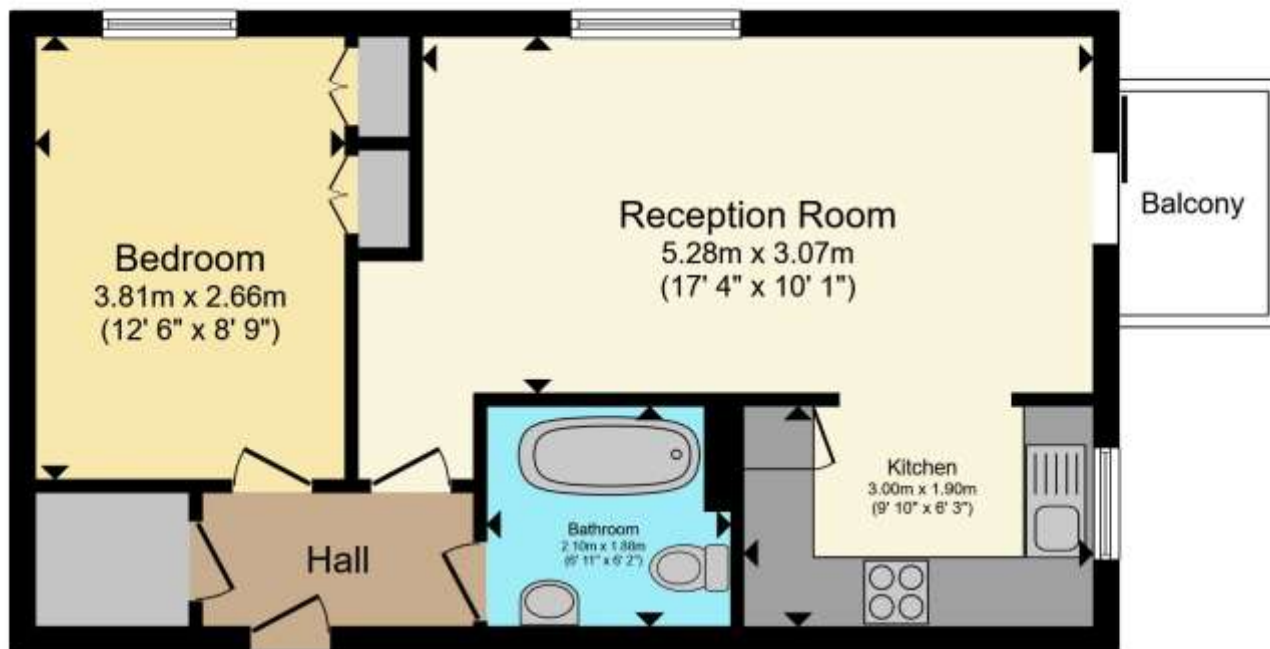
Balcony

Communal Gardens

Parking

Allocated underground gated parking.





Total floor area 46.0 m² (495 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: D Council Tax
Band: C

Service Charge:
1200.00

Ground Rent:
220.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315520

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.



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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