



**Connells**

Queens Gate Lord Street  
Watford



### Property Description

Connells are delighted to bring this well-presented fourth floor apartment to the market that is situated in the heart of Central Watford. The property briefly comprises of a sizeable reception room, a modern integrated fitted kitchen, one double bedroom and a contemporary bathroom suite. Benefits include access to the well-maintained communal gardens that comprise of paved seating areas and lawn as well as allocated gated underground parking space.

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 and Watford High Street Station 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.

### Entrance Hall

Front door, storage cupboards housing hot water tank, phone entry point.

### Living Room

Dual aspect windows to rear and side aspect, television point, telephone point.

### Kitchen

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

### Bedroom One

Window to side aspect.

### Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail, extractor.

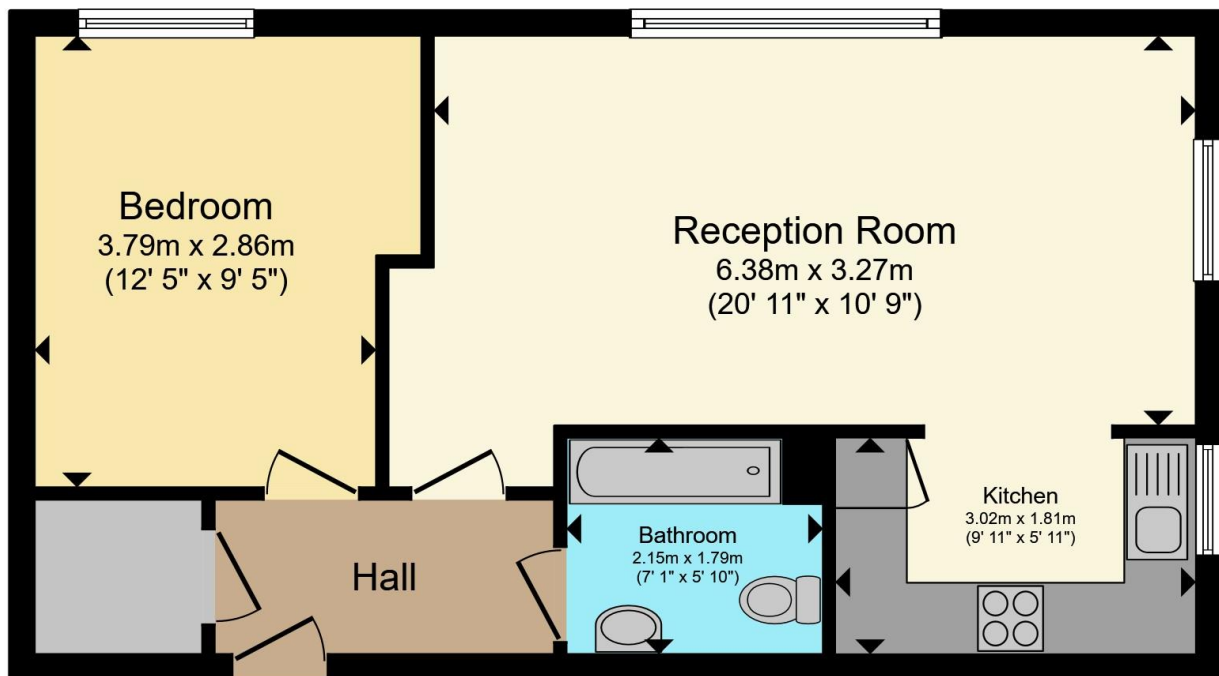
### Outside

### Communal Gardens

### Parking

Allocated underground gated parking.





### Floor Plan

Total floor area 50.4 m<sup>2</sup> (543 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](http://www.propertybox.io)



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: C

Service Charge: 2633.54

Ground Rent: 225.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315261](http://connells.co.uk/Property/WTF315261)**

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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