



Connells

Queens Road  
Watford



### Property Description

**\*\* NO UPPER CHAIN \*\* CASH BUYERS ONLY \*\***

An upper floor apartment that is situated on Queens Road, Watford, positioned in an ideal location for both Watford Junction and Town Centre making this a viable option for both First Time Buyers and Investment Purchasers.

The property is bright and airy throughout with its large Velux windows and briefly comprises of a large open plan kitchen/ lounge area, well presented bathroom suite, a large double bedrooms as well as two parking spaces.

The vibrant Watford high street and shopping centre are also just a short walk away, providing numerous shops, eateries and entertainment facilities.

Viewing is highly recommended.

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

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own

due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Agents Note

The terms of the lease are 99 years from 29/09/1987 which means there are currently 61 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries. CASH BUYERS ONLY!

### Entrance Hall

Doors to all rooms. intercom system.

### Lounge Area / Kitchen

17' 4" MAX x 12' 10" MAX ( 5.28m MAX x 3.91m MAX )

Open plan lounge diner kitchen area, Velux windows, radiator, telephone and television point.

Wall and base units with complementing work surfaces, sink and diner, Velux window, space for fridge/ freezer, washing machine and dishwasher.

### Bedroom One

17' 4" x 12' 10" ( 5.28m x 3.91m )

Two windows, radiator.

## Bathroom

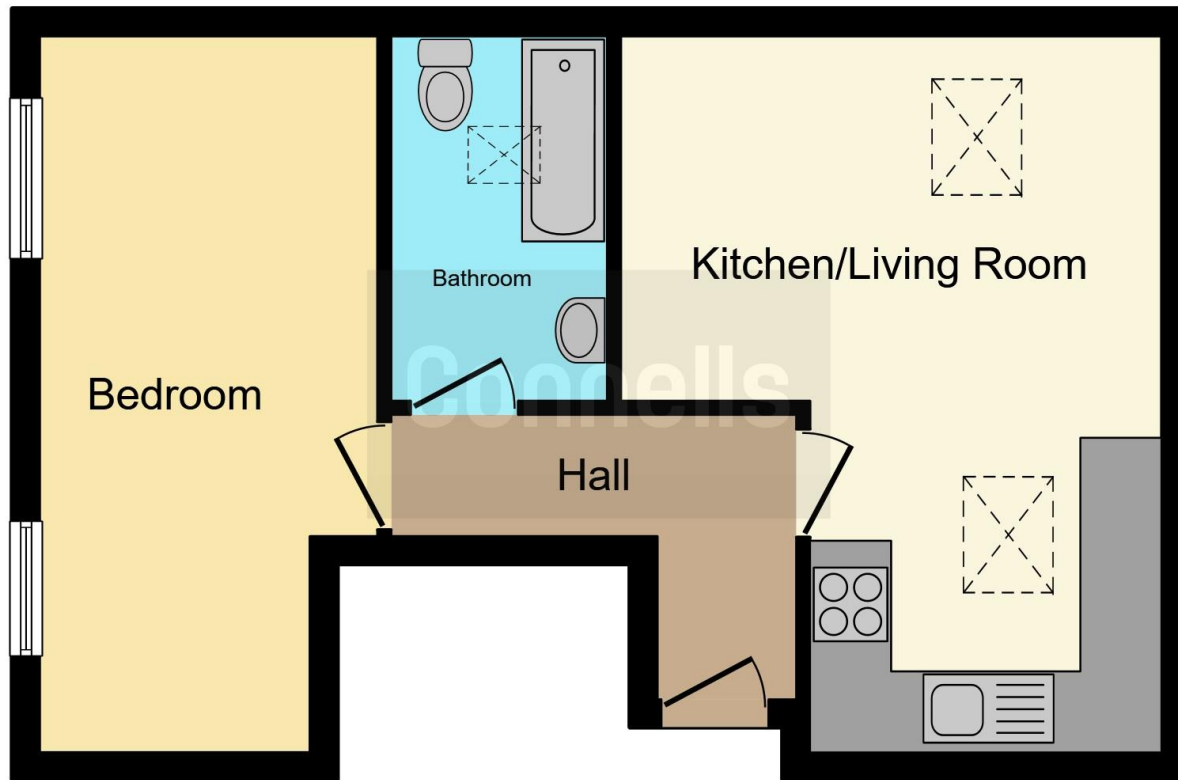
Bath and shower with mixer taps, fully tiled, WHB, low level WC, extractor fan and sky light.

## Outside

## Parking

Two off-street allocated parking spaces.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01923 230 403**  
**E watford@connells.co.uk**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 1000.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF315365](https://www.connells.co.uk/Property/WTF315365)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1987. 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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