



Royal Court Queen, Marys Avenue, Watford WD18 7JN

welcome to

Royal Court, Queen Marys Avenue, Watford

Nestled in the sought-after Royal Court, this delightful ground-floor 2-bedroom flat is being offered to the market with no onwards chain.

The property is within walking distance to Watford Metropolitan Station, Watford Boys Grammar School, Cassiobury Park and Watford Town Centre, puts this flat in a fantastic location.

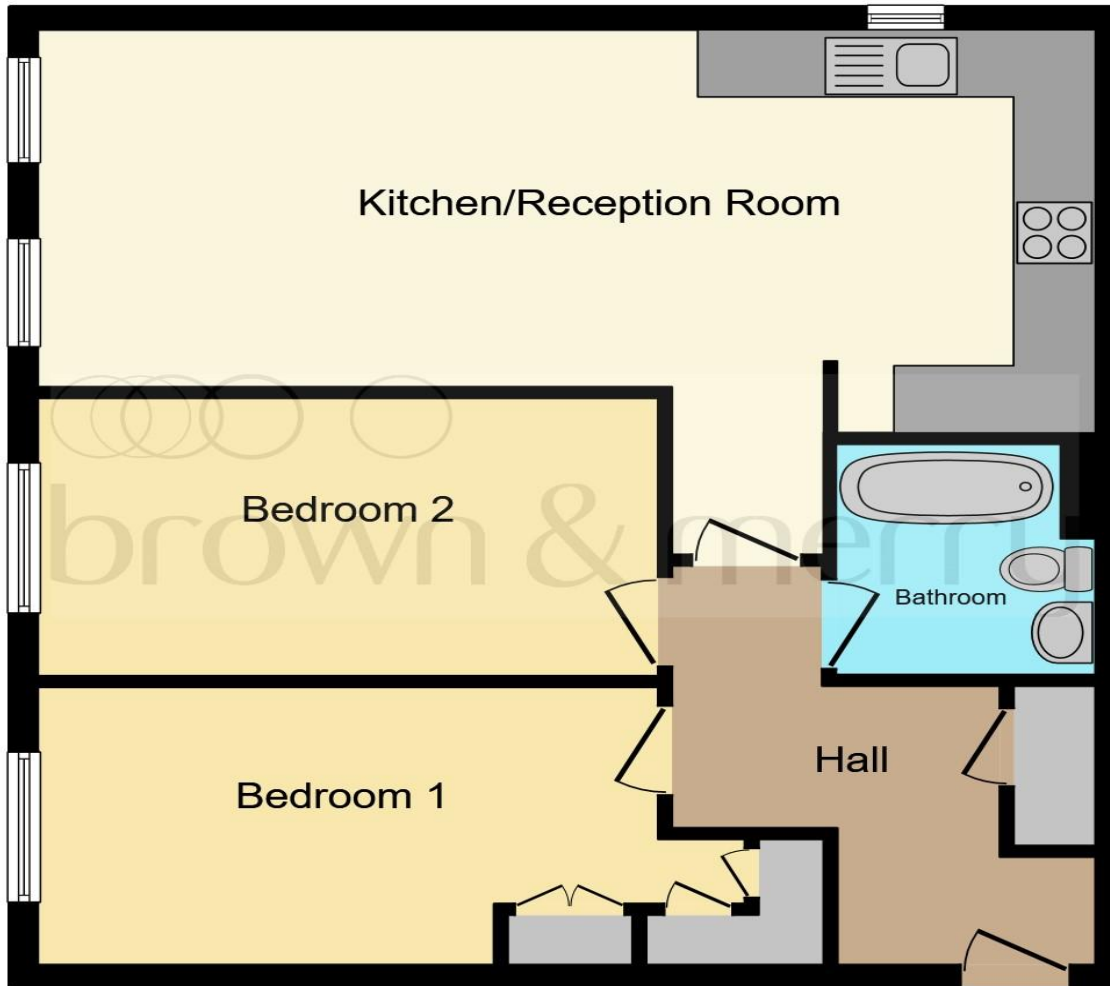
The property consists of entrance hall with ample amounts of storage, two good sized bedrooms, a bright and spacious lounge with views of the shared garden, a modern fitted kitchen, and a well-maintained family bathroom. Additionally, a new boiler was fitted in May 2024!

The flat comes with one allocated parking space in the resident's car park and visitor parking.

Arrange your viewing today to avoid missing out!

Agent's 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.





Kitchen/Reception Room

25' 3" x 15' 1" (7.70m x 4.60m)

Bedroom 1

16' 8" x 8' 1" (5.08m x 2.46m)

Bedroom 2

14' 8" x 8' 1" (4.47m x 2.46m)

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Entrance

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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Royal Court Queen Marys Avenue, Watford

- Two Bedroom Ground Floor Flat
- Allocated Parking & Visitor Parking
- Chain Free
- Fitted Kitchen
- Family Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1306.43

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 04 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105357](https://www.brownandmerry.co.uk/Property/WAF105357)



Property Ref:
WAF105357 - 0002

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