



Connells

Royal Court Queen Marys Avenue
Watford

Royal Court Queen Marys Avenue Watford WD18 7JN

for sale
£120,000



Property Description

**** 40% SHARED OWNERSHIP **** Connells are delighted to present this beautifully maintained first-floor apartment, ideally positioned within a quiet cul-de-sac in the heart of Watford. Offering stylish and contemporary living throughout, this impressive home features a spacious open-plan kitchen, living and dining area, complete with a modern fitted kitchen and integrated appliances.

The accommodation further comprises two generous double bedrooms and a well-appointed family bathroom, all presented to a high standard. Externally, the property benefits from an allocated parking space and access to attractive communal gardens.

Perfect for first-time buyers, the apartment enjoys a highly convenient location within walking distance of Watford Metropolitan Station, providing excellent transport links into London. The A41 and M1 motorway are also easily accessible for commuters.

A wide range of local amenities, shops and cafés are nearby, while the award-winning Cassiobury Park is just a short stroll away. Watford Town Centre, Atria Shopping Centre, restaurants, entertainment venues and leisure facilities are all within easy reach. The property also falls within the catchments area of several well-regarded schools, including Watford Grammar School for Girls and Watford Grammar School for Boys.

Early viewing is highly recommended.

Contact Connells today for further information or to arrange an appointment.

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 Room / Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Communal Gardens

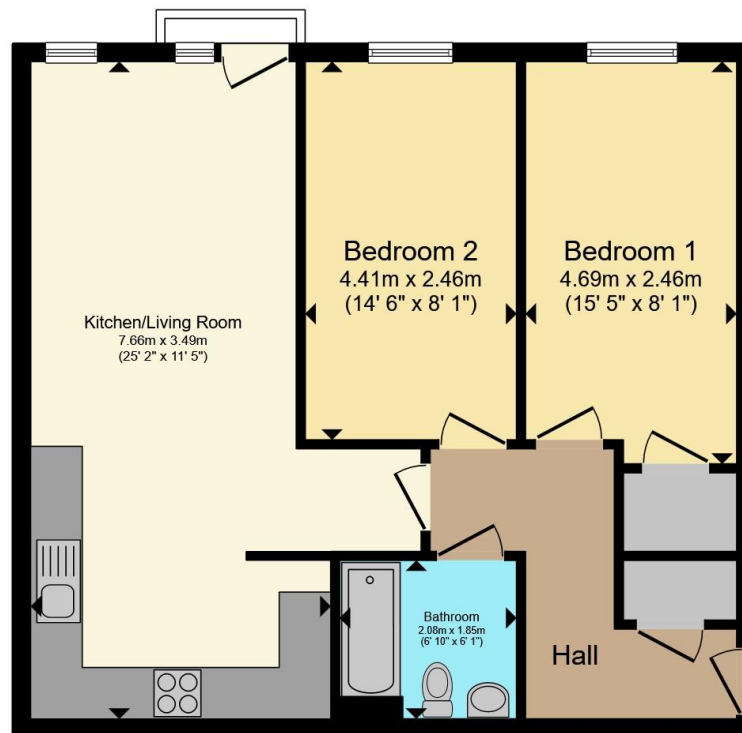
Parking

Allocated parking space.









Total floor area 62.9 m² (677 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

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

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax
 Band: C

Service Charge:
 1334.16

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314103

This is a Leasehold property with details as follows; Term of Lease 99 years from 18 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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