



**Connells**

Royal Court Queen Marys Avenue  
Watford



## Property Description

\*\* 40% SHARED OWNERSHIP \*\* Connells are pleased to bring this well-presented first floor apartment that is situated on a quiet cul-de-sac road in Watford. The property comprises of an open plan reception room with a modern fitted kitchen, two double bedrooms as well as a family bathroom and benefits from an allocated parking space and access to the communal gardens.

Ideal for first time buyers, the property is conveniently located with access to several transport links including being walking distance to Watford Metropolitan Station as well as the A41 and M1 motorways. There are a range of local shops, amenities and Cassiobury Park within walking distance with further shops, eateries, entertainment and recreational facilities in Watford High Street and Shopping Centre. There are a variety of nurseries, primary schools and secondary schools within catchments including Watford Girls Grammar School and Watford Boys Grammar Schools.

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

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, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

### Bedroom One

15' 2" x 8' 1" ( 4.62m x 2.46m )  
Window to rear aspect, radiator.

### Bedroom Two

15' 2" + Wardrobe x 8' 2" ( 4.62m + Wardrobe x 2.49m )  
Window to rear aspect, built in wardrobe, radiator.

### Bathroom

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

### Outside

### Communal Gardens

Access to the well-maintained communal gardens.

### Parking

Allocated parking space.

## Entrance Hall

Front door, storage cupboard, radiator.

## Living Room / Kitchen

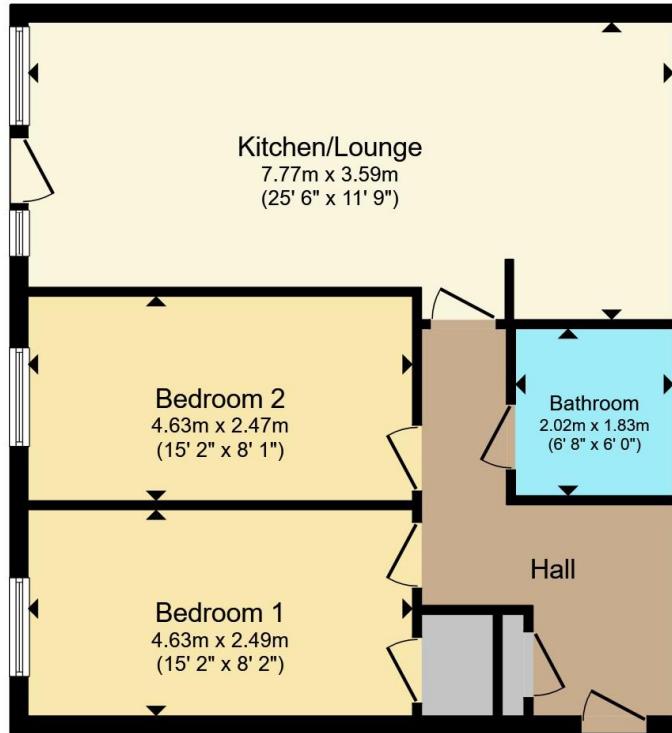
25' 6" + Door Recess x 11' 9" MAX ( 7.77m + Door Recess x 3.58m MAX )

Window to rear aspect, television point, telephone point, radiator, open plan with









Total floor area 65.0 m<sup>2</sup> (699 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)

**Connells**

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:  
 1246.44

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314195](http://connells.co.uk/Property/WTF314195)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 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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Property Ref: WTF314195 - 0002