



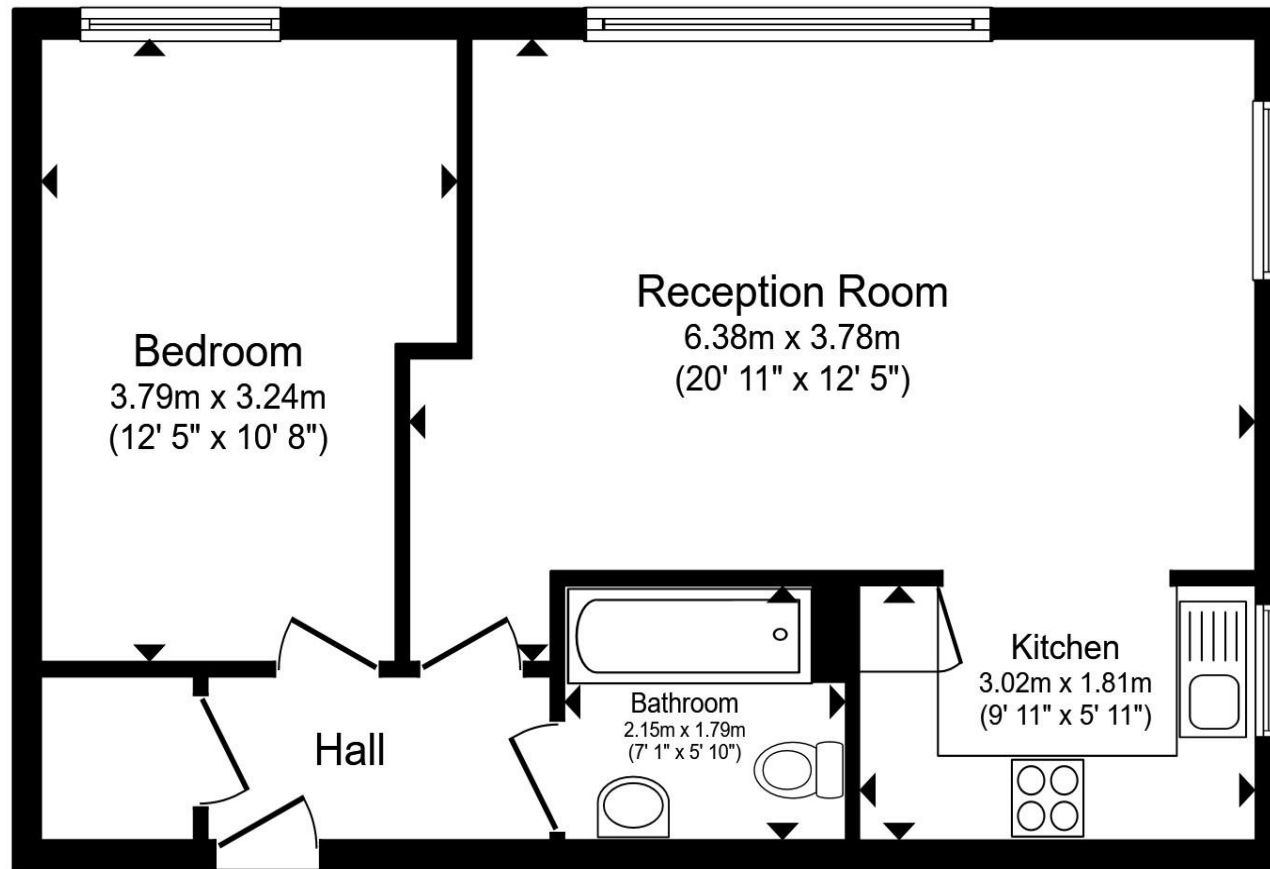
Queens Gate, Lord Street, Watford, WD17 2LQ

welcome to

Queens Gate Lord Street, Watford

A bright and modern one-bedroom upper-floor apartment in the Queensgate development, offering open-plan living, a contemporary kitchen, lift access, secure underground parking, and a superb town-centre location just 0.5 miles from Watford Junction and 0.8 miles from Cassiobury Park.





Floor Plan

Total floor area 52.7 m² (567 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



Entrance

Reception Room

20' 11" x 12' 5" (6.38m x 3.78m)

Kitchen

9' 11" x 5' 11" (3.02m x 1.80m)

Bedroom

12' 5" x 10' 8" (3.78m x 3.25m)

Bathroom

7' 1" x 5' 10" (2.16m x 1.78m)

Agents Note

Heating to the property is served by electric heating. Please contact the branch for more details.

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Queens Gate Lord Street, Watford

- One-Bed Upper Floor Flat
- Allocated Underground Secure Parking
- Prime Town Centre Location
- Lift Access
- Contemporary Fitted Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2739.88

Ground Rent: 225.00

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.

Offers over

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105033](https://www.brownandmerry.co.uk/Property/WAF105033)



Property Ref:
WAF105033 - 0005

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