

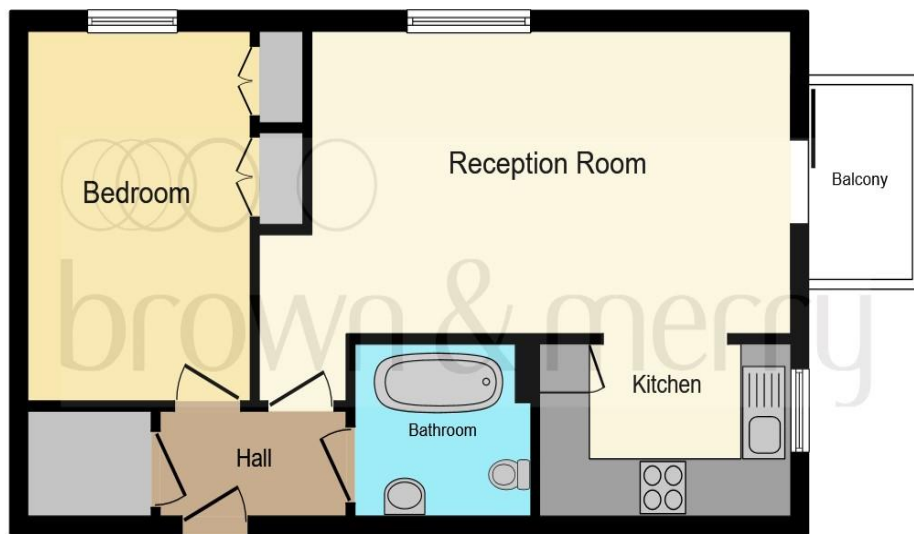


Queens Gate Lord Street, Watford WD17 2LQ

welcome to
Queens Gate Lord Street, Watford

Located on the fifth floor of the sought-after Queens Gate development, this bright and spacious one-bedroom apartment offers fantastic views and modern living in the heart of Watford Town Centre. Call us today to book your viewing on 01923 248861





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



Entrance Hall

Lounge

20' 11" x 12' 4" narrowing to (6.38m x 3.76m narrowing to)

Kitchen

Kitchen

9' 10" x 6' 3" narrowing to (3.00m x 1.91m narrowing to)

Bedroom

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

Bathroom

12' 5" x 6' 2" narrowing to (3.78m x 1.88m narrowing to)

welcome to

Queens Gate Lord Street, Watford

- 1 Bedroom
- Town Centre Location
- Long Lease
- Chain Free
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2566.00

Ground Rent: 224.00

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

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF105253](https://www.brownandmerry.co.uk/Property/WAF105253)



Property Ref:
WAF105253 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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