



Apartment (EPC Rating: C)

QUEEN MARYS AVENUE, WATFORD,
WD18 7JN

Per Month

£1,650 Per

2 Bedroom Apartment located in Watford

MODERN TWO DOUBLE BEDROOM SECOND-FLOOR APARTMENT – QUIET LOCATION – WALKING DISTANCE TO WATFORD MET STATION & CASSIOBURY PARK

Set within a peaceful residential development, this spacious two double bedroom apartment is ideally positioned just a few minutes' walk from Watford Metropolitan Line Station, approximately 0.6 miles from Croxley Business Park and within easy reach of the beautiful Cassiobury Park.

The property is accessed via a well-maintained communal entrance and opens into a welcoming hallway with an exceptionally large storage cupboard.

Accommodation includes a generous master bedroom with a substantial fitted wardrobe, a second well-proportioned double bedroom and a modern bathroom complete with a power shower.

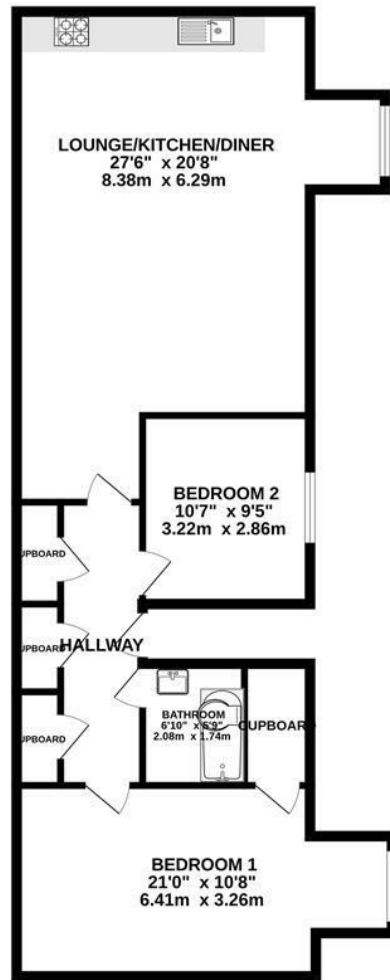
The real highlight of the property is the fantastic open-plan kitchen and living area, providing a bright, sociable space that is perfect for relaxing, dining and entertaining.

Further benefits include gas central heating, an air-circulation system, allocated parking for one vehicle and access to a small communal garden area.

The apartment is due to undergo a full redecoration, new carpeting throughout and partial modernisation, making it a fresh and inviting home ready for its next occupants.



GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



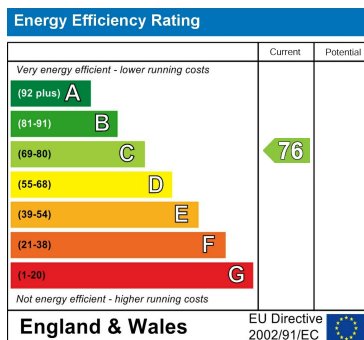
TOTAL FLOOR AREA : 905 sq.ft. (84.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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