



Connells

Queensgate Lord Street
Watford

Queensgate Lord Street Watford WD17 2LQ

for sale offers over
£335,000



Property Description

****OFFERS BETWEEN 350,000 AND 365,000****

*** CHAIN FREE ***

Connells are delighted to offer for sale this **UNIQUE TWO BEDROOM**, two bathroom, penthouse apartment located within this sought after development in the heart of Central Watford, close to all town centre shops, bars and restaurants, amenities and both Watford Junction and High Street Stations.

The property boasts spacious accommodation over two floors and underground resident's parking spaces.

Perfect for a first time buyer or as a buy to let investment opportunity.

Communal Entrance

Front door with security entryphone system, lift and stairs to all floors.

Entrance Hallway

Front door, security entryphone, doors to:-

Master Bedroom

10' 5" x 12' 1" (3.17m x 3.68m)

Window to front aspect, built in wardrobes, radiator and door to en suite.

En Suite

6' 2" x 5' 10" (1.88m x 1.78m)

Shower cubicle, WC, wash hand basin and extractor fan.

Living Room / Kitchen

14' 5" x 14' 9" (4.39m x 4.50m)

Doors opening to balcony with windows to front aspect, radiator and TV point. Opens to kitchen.

Kitchen Area

6' 6" x 10' 9" (1.98m x 3.28m)

Wall and base units, work surfaces, stainless steel sink and drainer, integrated oven, hob, cooker hood, stainless steel splashback, integrated washer/dryer, integrated fridge/freezer, tiled floor, inset ceiling spotlights.

Mezzanine

Stairs leading up from lounge/diner.

Landing

Two storage cupboards.

Bedroom Two

10' 5" x 10' 9" (3.17m x 3.28m)

Overlooking lounge, radiator, TV and power points.

Family Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

Bath, pedestal wash hand basin, WC, extractor fan and radiator.

Exterior

Underground Parking

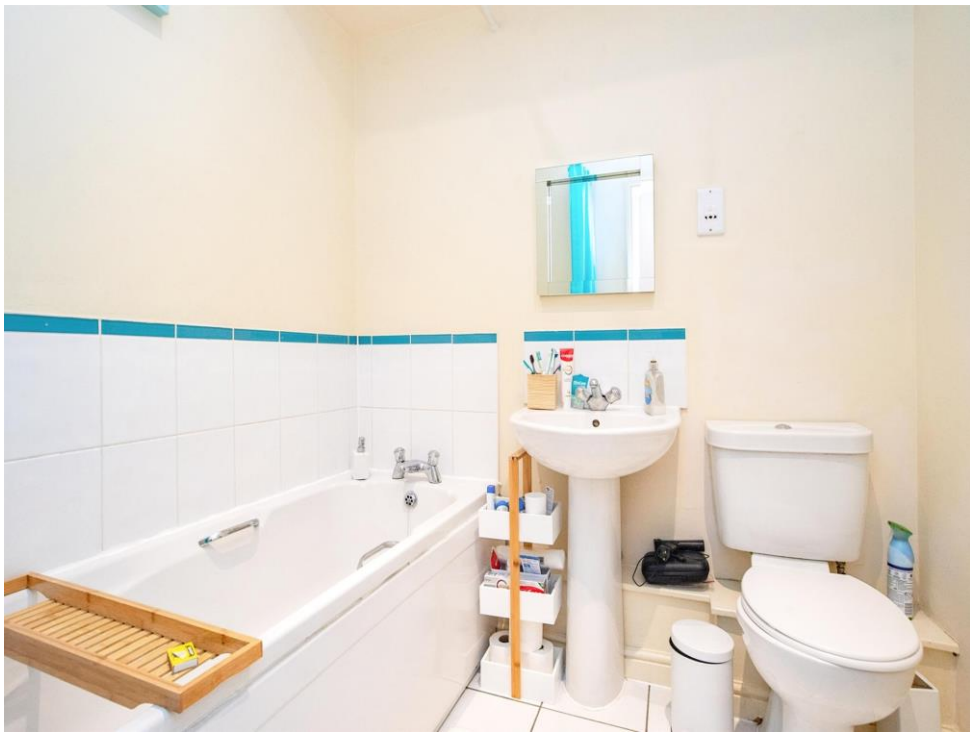
Allocated Resident's parking spaces.

Leasehold Info:

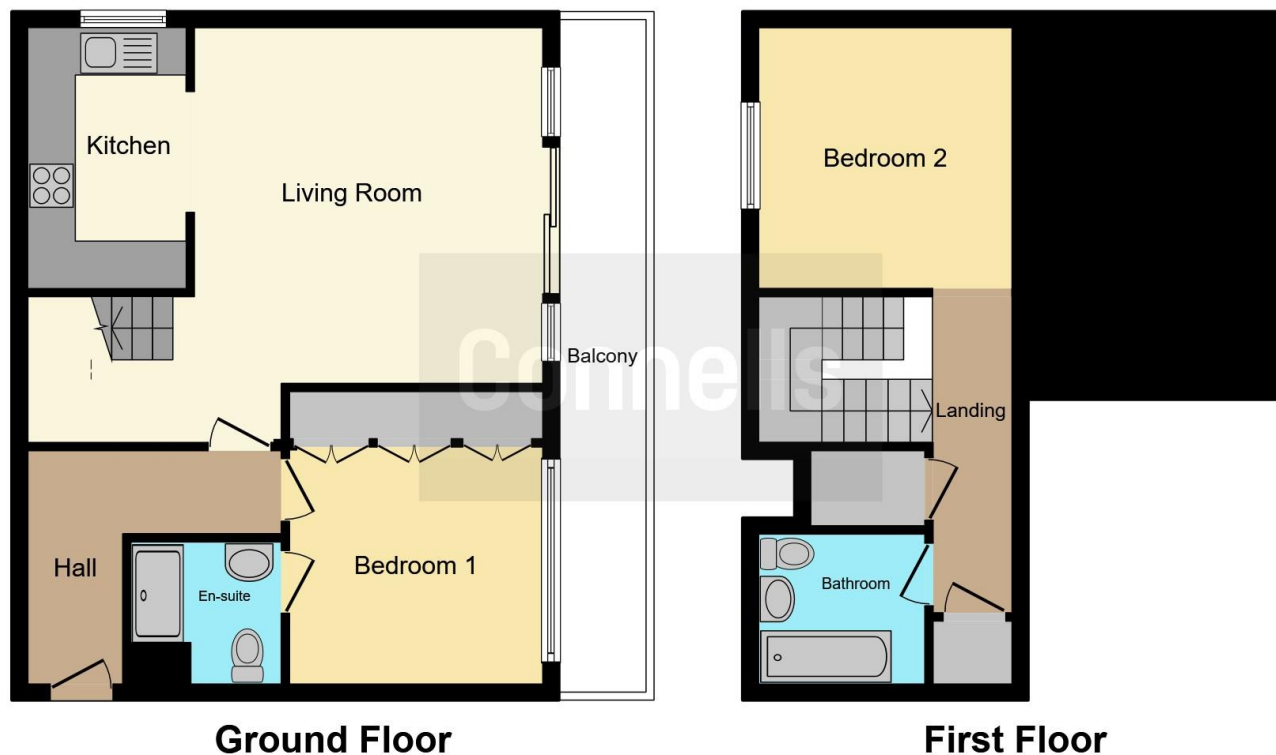
Date : 27 August 2008

Term : 155 years from 1 October 2005









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF311974

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

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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