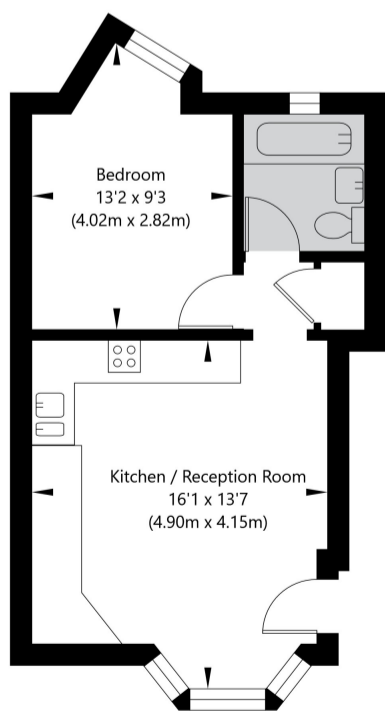




Queens Avenue, Watford, WD18 7NT

Ground Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 34.26 SQ M / 369 SQ FT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

APPROXIMATE GROSS INTERNAL FLOOR AREA 34.26 SQ M / 369 SQ FT  
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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This spacious, one bedroom, ground floor flat is situated in the quiet residential road of Queens Avenue, accessed off of Hagden Lane. Perfect for anyone commuting from Watford Metropolitan Line Station (0.5 miles) and/or working at Watford General Hospital (0.5 miles). It is also on the doorstep of the award winning Cassiobury Park. The accommodation comprises of an open plan kitchen/reception room, double bedroom and a bathroom. In addition the property benefits from a 900+ year lease, gated allocated parking space, gas central heating, double glazing and no onward chain.

Lease Length 999 years from 1st January 2013; Ground Rent Peppercorn; Service Charge 2024 = £1400pa, inc insurance.

Council Tax Band B £1,660.15

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give a representation or warranty in relation to this property.



## ROOM DESCRIPTIONS

### Communal Entrance Lobby

### Lobby

### Open Plan Kitchen/Reception Room

With storage cupboard

4.15m x 4.90m (13' 7" x 16' 1")

### Bedroom

2.82m x 4.02m (9' 3" x 13' 2")

Reception Room:-

Wood effect laminate flooring, radiator, ceiling light, range of storage cupboards with space for freezer and washing machine, bay window to front aspect.

Wood effect laminate flooring, ceiling light, radiator, large window to rear aspect.

### Bathroom

Tiled walls, panel bath with mixer tap and shower attachment, hand wash basin, low level W/C, radiator, ceiling light, window to rear aspect.

Kitchen:-

Range of wall and base level units, integrated gas hob, oven and extractor hood, sink/drainage, work top space, space for undercounter fridge, spotlights.

### Parking

Gated and allocated parking space to the rear of the property accessed from Kings Road.