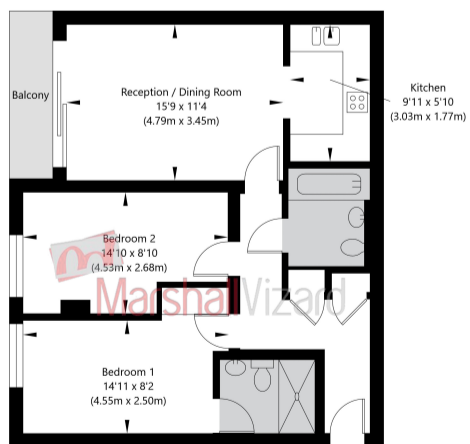




Queens Gate, 2, Lord Street, Watford, WD17 2LQ

Second Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 65.07 SQ M / 700 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 65.07 SQ M / 700 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This modern, second floor, two bedroom, two bathroom apartment is situated in the Town Centre, close to Watford Junction and High Street Stations and Clarendon Road. The spacious open plan lounge/diner has wood effect laminate flooring and doors onto to the private balcony. The property features a modern fitted kitchen with gloss finished units, integrated appliances and contrast worktops, a master bedroom with fitted wardrobes and en-suite shower room, second double bedroom and family bathroom. There is an allocated parking space and a residents lift. The apartment is sold with no upper chain.

Lease 155 years from 1st October 2005; Service Charge £3,041.82 p.a.; Ground Rent £162.50 p.a.

Council Tax Band D £2,134.48

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 an representation or warranty in relation to this property



ROOM DESCRIPTIONS

Entrance Hall

Laminate wood effect flooring, two storage cupboards (one containing hot water tank), video entry phone system, wall heater, two ceiling lights.

Kitchen

1.77m x 3.03m (5' 10" x 9' 11") Tiled flooring, spot lights, wood effect worktops, white gloss wall and base level units, integrated oven, hob and extractor fan, integrated fridge freezer, sink drainer, space for washing machine.

Bathroom

Vinyl flooring, part tiled walls, panel bath with mixer taps and shower attachment, hand wash basin, vanity unit, low level W/C, heated towel rail, extractor fan.

Reception Room

3.45m x 4.79m (11' 4" x 15' 9") Laminate wood effect flooring, two ceiling lights, electric wall heater, door to balcony, space for dining table.

Bedroom One

2.50m x 4.55m (8' 2" x 14' 11") Carpeted, ceiling light, electric wall heater, fitted wardrobes, window to courtyard aspect. Door to en suite.

En Suite

1.43m x 1.41m (4' 8" x 4' 8") Tiled floor, part tiled walls, hand wash basin, low level WC, walk in shower cubicle, spot lights, heated towel rail and extractor fan.

Bedroom Two

2.68m x 4.53m (8' 10" x 14' 10") Carpeted, ceiling light, electric wall heater, window to courtyard aspect.