



Apartment (EPC Rating: C)

71-73 QUEENS ROAD, WATFORD,
HERTFORDSHIRE, WD17 2QN

PCM

£1,300 PCM

1 Bedroom Apartment located in Hertfordshire

Modern and superbly located — this first-floor one double bedroom apartment sits moments from Watford's key commuter links and town-centre amenities, with the added bonus of a well-kept communal courtyard.

The property is accessed via the courtyard and benefits from its own private staircase up to the apartment, creating a lovely sense of separation and privacy. Inside you'll find one double bedroom, an open-plan living/kitchen area and a modern bathroom featuring a shower over bath and full-height tiling for a clean, contemporary finish. The home also benefits from gas central heating.

Location highlights (approx.):

0.5 miles to Watford Junction Station

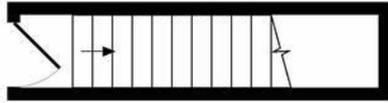
0.4 miles to Watford High Street Station

0.1 miles to Watford Town Centre

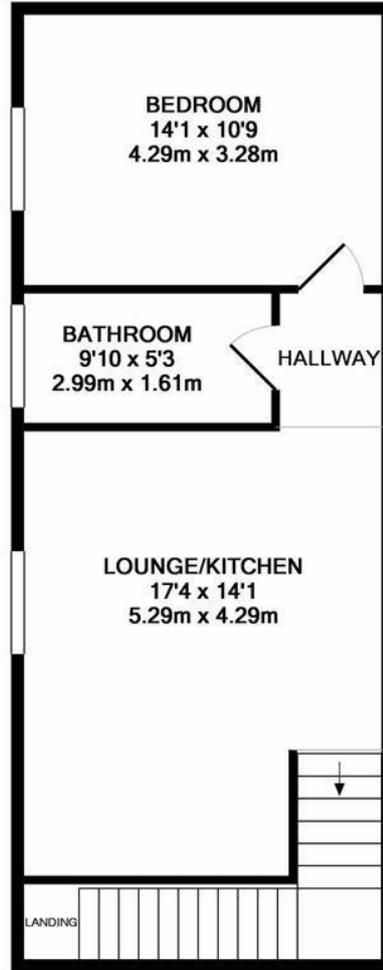
1.4 miles to Watford General Hospital

Important note: There is no parking with this apartment and no parking permits are available for these apartments.





ENTRANCE FLOOR
APPROX. FLOOR
AREA 46 SQ.FT.
(4.3 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(48.0 SQ.M.)

FLAT GRIIFIN AVE
TOTAL APPROX. FLOOR AREA 563 SQ.FT. (52.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01923 220 012

enquiries@warrenanthony.co.uk

www.warrenanthony.co.uk

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