



Apartment (EPC Rating: E)

**QUEENS ROAD (GROUND FLOOR  
FLAT), WATFORD, WD17 2NX**  
PCM

**£1,100 PCM**

# 1 Bedroom Apartment located in Watford

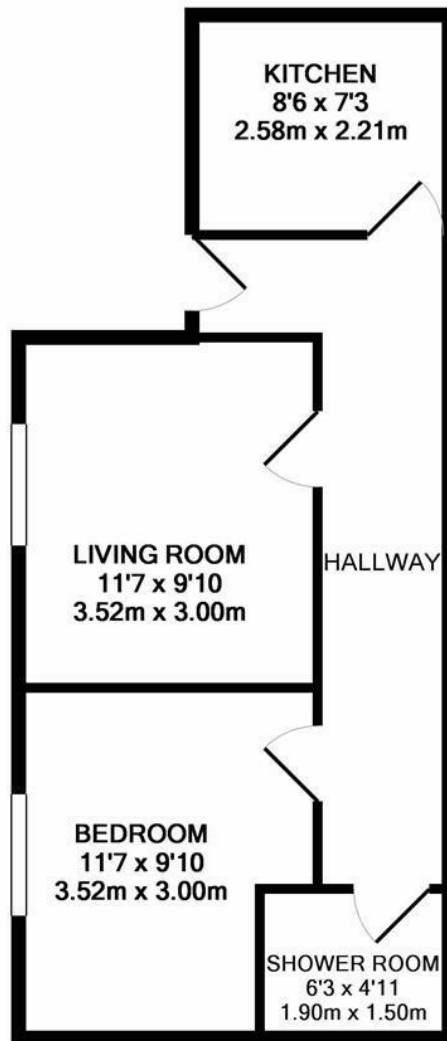
ONE BEDROOM APARTMENT LOCATED MINUTES WALK TO BOTH WATFORD JUNCTION AND WATFORD TOWN CENTRE - AVAILABLE NOW!

This spacious one-bedroom ground floor apartment is currently undergoing full redecoration and is ideally positioned in a truly prime Watford location. Just 0.2 miles from Watford's vibrant town centre and only 0.4 miles from Watford Junction, the property is perfect for commuters, with fast links into London Euston in approximately 15 minutes.

The apartment features a generous entrance hallway leading to a bright living room and a well-proportioned double bedroom, both finished with new carpet. There is a modern, fully tiled shower room and a kitchen with practical vinyl flooring. Further benefits include double glazing and newly installed electric heating throughout.

Offered unfurnished and available immediately, this property presents an excellent opportunity for anyone seeking convenient access to Watford Junction, local amenities and central London. Please note there is no parking.





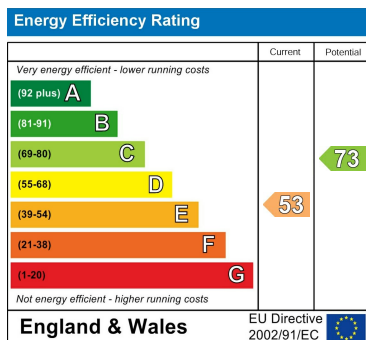
TOTAL APPROX. FLOOR AREA 417 SQ.FT. (38.8 SQ.M.)

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

E

Energy Performance Graph



Call us on

01923 220 012

[enquiries@warrenanthony.co.uk](mailto:enquiries@warrenanthony.co.uk)

[www.warrenanthony.co.uk](http://www.warrenanthony.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the