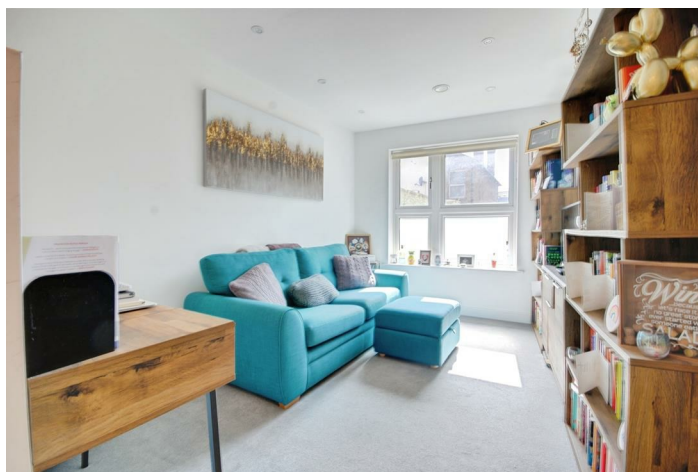


LEASEHOLD



Apartment (EPC Rating:)

QUEENS ROAD, WATFORD, WD17 2QH

£315,000

2 Bedroom Apartment located in Watford

Superb two-bed, two-bath apartment, this nearly new home offers a high-specification finish and an excellent standard of living. Set within a peaceful gated courtyard, it provides a chain-free opportunity with energy-efficient features and unbeatable walking access to Watford Junction, the Town Centre and the vibrant local community.

A stunning apartment in a prime central Watford location. This immaculately presented ground-floor apartment forms part of an exclusive gated development of just five units, ideally positioned within walking distance of Watford Junction and Watford Town Centre.

information and we have seen no documented evidence to support; on purchase these details must be verified by your solicitor.

Completed in 2022 and finished to an impressive specification, the apartment offers stylish, modern living suited to first-time buyers, downsizers, or investors. Residents benefit from attractive courtyard views, a long 121-year lease, and an energy-efficient heat-pump system for year-round comfort.

Inside, the layout features two generous double bedrooms, both with built-in wardrobes, along with two beautifully finished bathrooms including an en-suite to the principal bedroom. The open-plan living area is bright and modern, complemented by a sleek fitted kitchen and quality fixtures.

The property is offered chain free making for a smooth and straightforward purchase. Furniture can be included by negotiation.

CHAIN FREE.

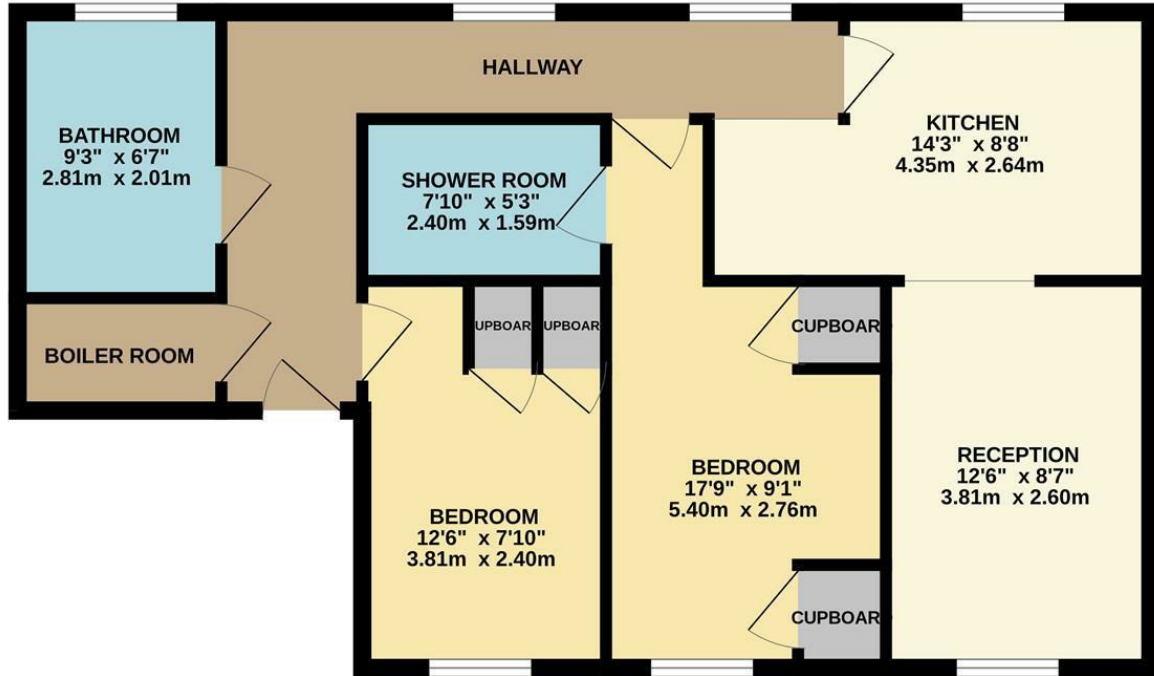
Service Charge 2025/26 : £1460 per year
Ground Rent: £ZERO
Lease Term: 121 years remaining

The vendor has provided us with this



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

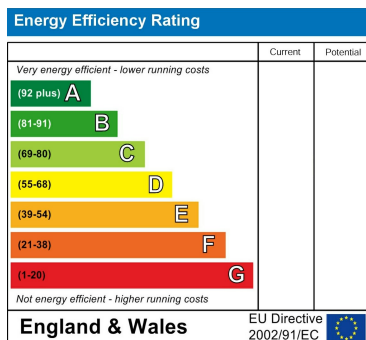
GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://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