

SHARE OF FREEHOLD



Apartment (EPC Rating: C)

QUEENS ROAD, WATFORD, WD17 2NX

£240,000

# 1 Bedroom Apartment located in Watford

Share of Freehold • First Floor • One Bedroom • One Bathroom • Large Reception • Parking • Prime Central Location

A superbly located first-floor apartment offering generous proportions throughout, an enormous reception room, excellent natural light and the rare benefit of Share of Freehold. Positioned in the heart of Watford on Queens Road, the property enjoys immediate access to shops, transport links, and amenities, while also providing private parking to the rear via Prince Street.

## Approach & Entrance

Accessed via a well-kept communal entrance, stairs rise to the first floor where our flat is positioned.

Reception Room - 14'7" × 12'5" (4.45m × 3.77m)

An impressive reception room with a large front-aspect window flooding the space with natural light. This room comfortably accommodates both living and dining areas, making it ideal for entertaining or relaxing. A door leads into the bedroom and another leads through to the kitchen.

Bedroom - 12'8" × 12'5" (3.86m × 3.79m)

A generous double bedroom with a front-facing aspect and excellent built-in storage. The proportions allow for a full bedroom suite with ample space for additional storage.

Kitchen - 12'0" × 6'4" (3.65m × 1.94m)

A bright, airy galley-style kitchen accessed from the reception room. A window provides

plenty of natural light and there is also a rear exit door leading directly to the back of the building and the car park. The layout offers good worktop space and storage.

## Utility Area & Bathroom

From the kitchen, a small utility area leads through to the bathroom.

Bathroom - 8'3" × 6'4" (2.52m × 1.94m)

A well-proportioned bathroom with space for a full suite.

## Additional Features

- \* Huge loft space offering exceptional storage potential
- \* Parking to the rear, accessed via Prince Street
- \* Share of Freehold
- \* Central Watford location, moments from transport, shops, cafés, and amenities

The previous EPC has expired (Rating B) - a new one has been applied for and will be updated as soon as available.

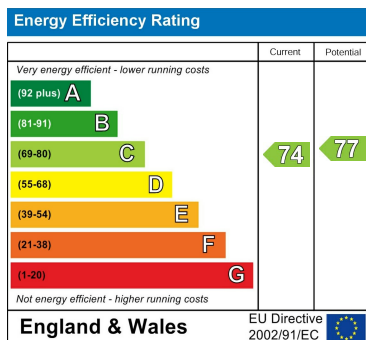


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

C

Energy Performance Graph



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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