



**31 Royal Court Queen Marys Avenue, Watford**

Guide Price **£325,000**

proffitt  
& holt







## Royal Court, Queen Marys Avenue, Watford

This Superb two double bedroom fully furnished flat is offered in fantastic condition and this rarely available property is a must see!

Plenty of storage, allocated parking, plus within easy reach of the Watford Metropolitan Line Tube and shops.

Entryphone access, spacious lounge which benefits from a balcony with modern open plan kitchen.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





## Royal Court, Queen Marys Avenue

Watford

The property is situated just a short walk to Watford Town Centre and Watford Metropolitan Line tube station, the 'Green Flag' award-winning Cassiobury Park, and Watford Grammar Schools.

Watford town centre provides excellent shopping, leisure, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, Cineworld Cinema (with IMAX), The Palace Theatre, and a variety of restaurants.

For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.



- Fully Furnished
- Two Double Bedrooms
- Balcony
- Allocated Parking





*For broadband and mobile speeds see:*

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## **General Information**

### **Services**

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

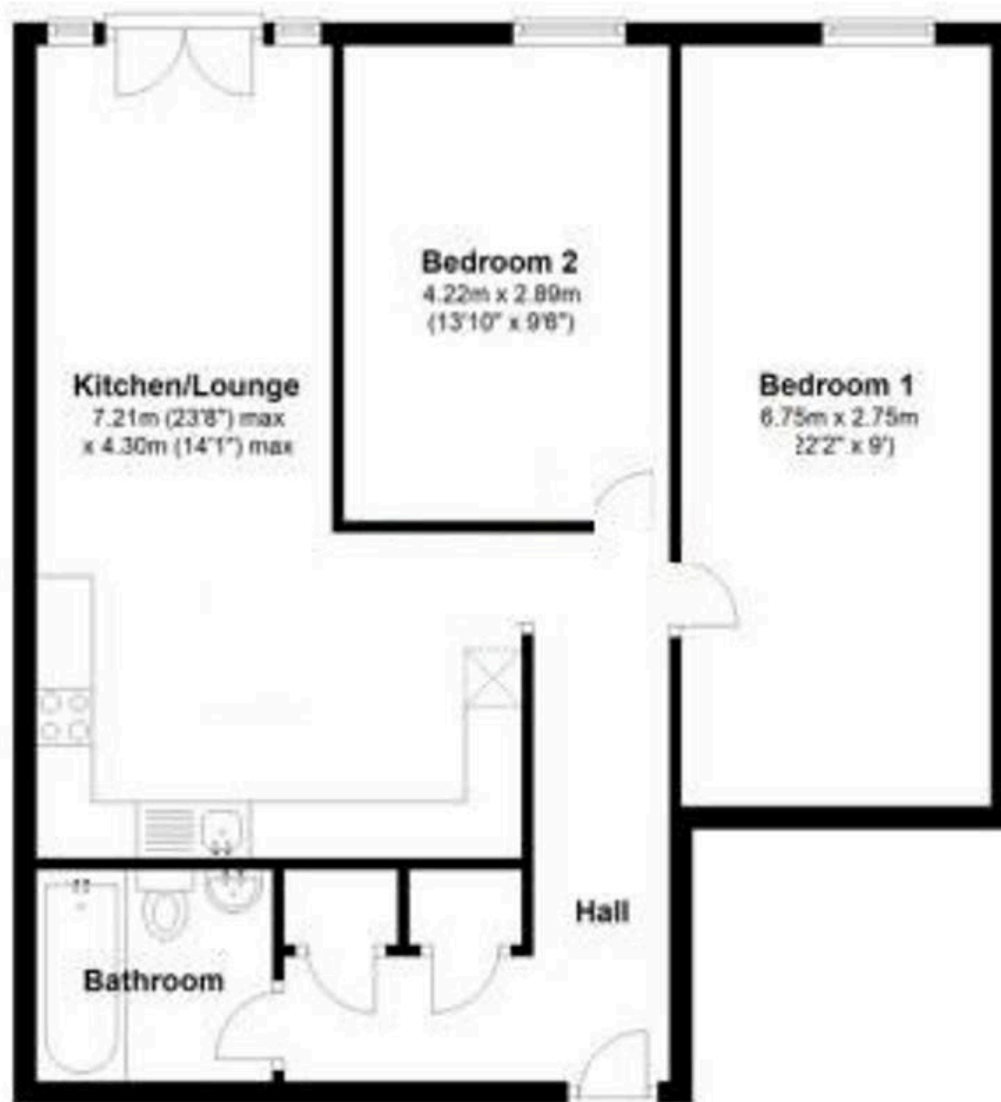
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





## Floor Plan

Approx. 70.8 sq. metres (761.6 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.





## Proffitt & Holt – Watford

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