



**Connells**

The Gables North Orbital Road  
Watford



The Gables North Orbital Road  
Watford WD25 0RP

for sale offers in excess of  
**£250,000**



### Property Description

A very well presented first floor two bedroom apartment located on the popular North Orbital Road. The Gables is a smart residential development, this property boasts a modern feel with a fitted kitchen, a bright and contemporary shower room and off road parking. Located well for local restaurants and road links your viewing is highly recommended.



## Communal Entrance Hall

Front door, stairs to all floors.

## Entrance Hall

Front door.

## Lounge

14' 3" x 11' 6" ( 4.34m x 3.51m )

Double glazed windows, electric radiator, television point, telephone point,

## Kitchen

6' 4" x 5' 10" ( 1.93m x 1.78m )

Fitted kitchen comprising wall and base units, double glazed window, stainless steel with sink, work surfaces, electric oven and hob, cooker hood, plumbing for washing machine, door to hall.

## Landing

Radiator.

## Bedroom 1

9' plus recess x 9' 8" ( 2.74m plus recess x 2.95m )

Double glazed window, radiator, television point.

## Bedroom 2

9' 7" x 6' 5" plus recess ( 2.92m x 1.96m plus recess )

Double glazed window, built in wardrobes, radiator, television point.

## Shower Room

Large wall- in shower cubicle, wash hand basin, extractor fan, WC. tiled walls.

## Outside

## Off Road Parking

For one car.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 674504**  
**E [leavesden@connells.co.uk](mailto:leavesden@connells.co.uk)**

1 Cunningham Way Leavesden  
Abbots Langley WD25 7NG

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LEA102013](http://connells.co.uk/Property/LEA102013)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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