



Connells

The Gables North Orbital Road
Watford

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Watford WD25 0RP

for sale offers over
£220,000



Property Description

This upper floor flat is positioned close to transport links including various bus routes, Garston station and the M1, M25 and A41. The property benefits from two bedrooms, a modern kitchen and bathroom suite, communal gardens and residents parking bays. Bright and airy throughout, this property is in a sought after development on North Orbital Road.



Entrance Hall

Front door.

Lounge

14' 3" max x 10' 8" max (4.34m max x 3.25m max)

Two windows.

Kitchen

7' 2" x 5' 10" (2.18m x 1.78m)

Range of wall and base units, cooker point, sink with drainer.

Storage

Bedroom 1

9' 3" x 10' 6" (2.82m x 3.20m)

Window.

Bedroom 2

6' 5" x 12' 1" (1.96m x 3.68m)

Window.

Bathroom

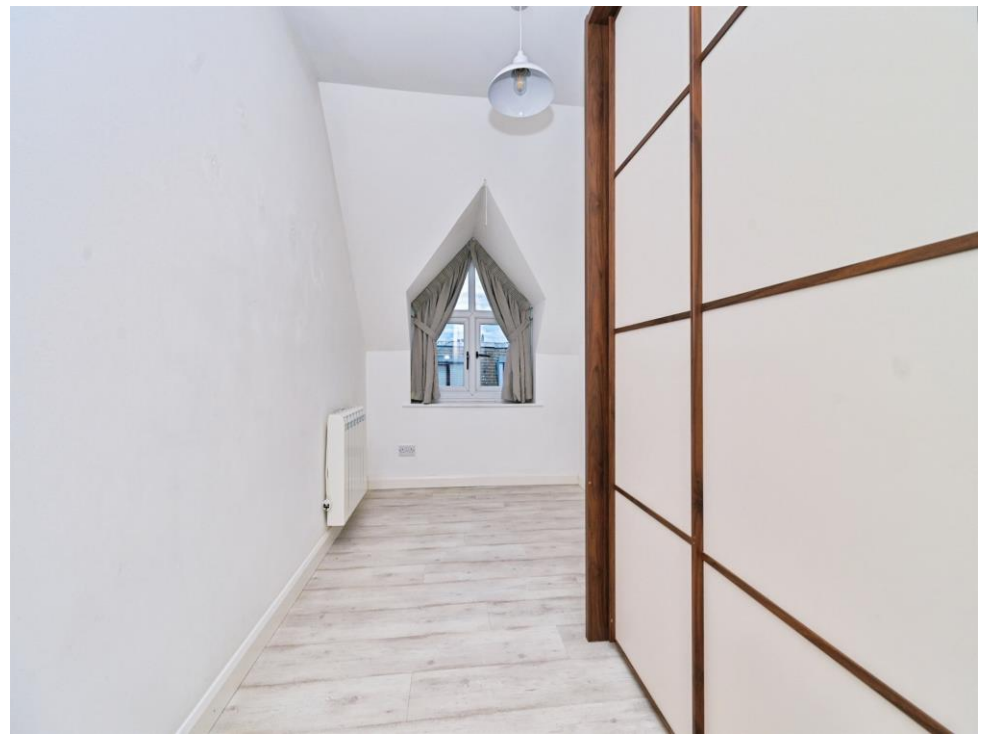
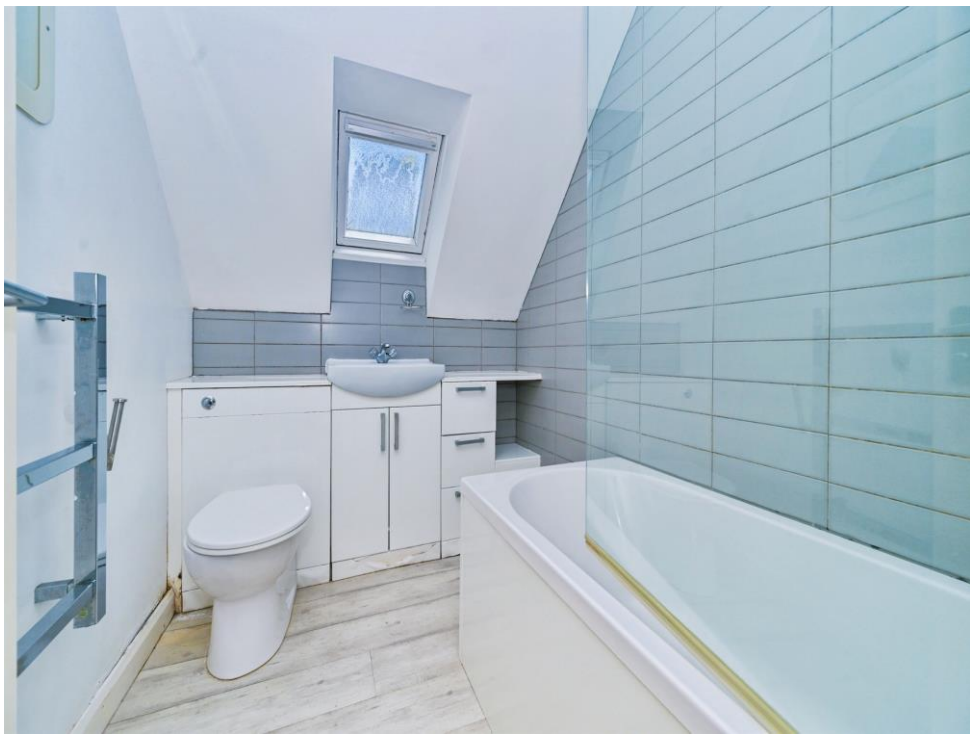
Window, WC, wash hand basin, bath.

Outside

Allocated Parking

Communal Grounds









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

To view this property please contact Connells on

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1 Cunningham Way Leavesden
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EPC Rating: D Council Tax
 Band: C

Service Charge: 862.48 Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103355

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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