



Connells

Copperdale Court The Gateway
Watford

Copperdale Court The Gateway Watford WD18 7HN

for sale
£245,000



Property Description

Connells are delighted to offer for sale this one bedroom purpose built apartment offered for sale in good decorative order throughout. Benefits include a modern fitted kitchen and bathroom, double glazing and off road parking. Located within walking distance to Watford Met Line station, this is an ideal first time purchase and your early viewing is advised.

Leasehold Info:

Date : 23 November 2006

Term : 99 years from 23 November 2006

Entrance Hallway

Front door, electric storage heater and two storage cupboards.

Lounge

13' 2" x 20' (4.01m x 6.10m)

Window to front aspect, storage heater, television point and telephone point.

Kitchen

10' x 8' (3.05m x 2.44m)

Modern fitted kitchen comprising wall and base units, work surfaces, stainless steel sink and drainer, tiled splashback, integrated electric oven, electric hob, cookerhood, plumbing for washing machine and space for fridge/freezer.

Bedroom

15' x 10' (4.57m x 3.05m)

Window to front aspect, electric storage heater and television point.

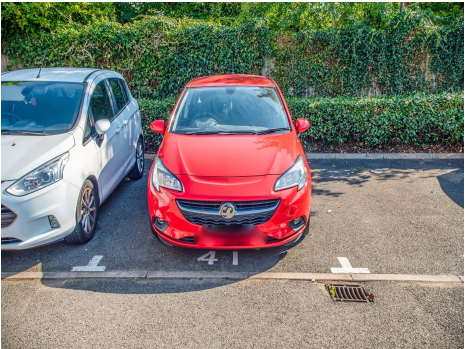
Bathroom

Bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, extractor fan, shaver point and electric heater.

Exterior

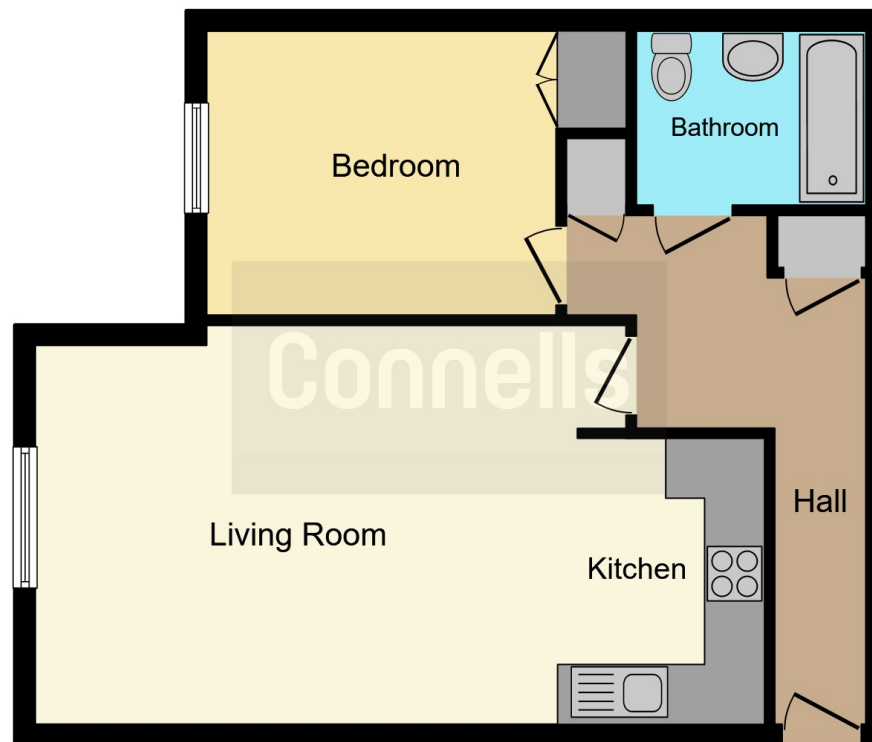
Parking

Off road parking for residents and parking for visitors.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

directions to this property:

Depart and head southeast on Station Road, Turn left, then immediately turn right onto Woodford Road, Turn right onto Station Road, Turn left onto A412 / Saint Albans Road, Turn left onto Hagden Lane, then immediately turn right onto Sydney Road, Arrive at Sydney Road, The last junction before your destination is Hagden Lane. If you reach Whippendell Road, you have gone too far.

EPC Rating: Awaited

Tenure: Leasehold

view this property online connells.co.uk/Property/ref-WTF311629

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF311629 - 0002