



**Connells**

Rockwell Court The Gateway  
Watford





## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this well-presented first floor apartment to the market that is situated in West Watford. The property comprises of a sizeable reception room, a fitted kitchen, two double bedrooms and a family bathroom suite.

Benefits include and en-suite to the master bedroom, a long lease, underground allocated parking as well as a resident's gym and access to the well-maintained communal grounds.

Ideal for first time buyers and investors the property is conveniently located with easy access to several transport links including Watford Met Station as well as the A41, M1 and M25 motorways.

There are a variety of well-regarded schools within catchments including Watford Boys Grammar School. Cassiobury Park and Watford Town Centre are within walking distance with its array of eateries, shops, entertainment and recreational facilities.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hallway

## Living Room

22' 10" x 12' 4" ( 6.96m x 3.76m )

Door to balcony and window to side aspect, opening to kitchen area, heater and TV point.

## Kitchen Area

9' 10" x 8' 6" ( 3.00m x 2.59m )

Fitted kitchen comprised of wall and base level units with work surfaces to complement, oven and hob with extractor over, plumbing for washing machine and integrated fridge/freezer.

## Bedroom One

17' 8" x 8' 10" ( 5.38m x 2.69m )

Window to front aspect, heater and door to en suite.

## En Suite

Shower cubicle, vanity wash basin, WC and extractor fan.

## Bedroom Two

14' 2" x 9' ( 4.32m x 2.74m )

Window to front aspect and heater.

## Bathroom

Bath with shower over, vanity wash hand basin, WC and extractor fan.

**Outside**

**Private Balcony**

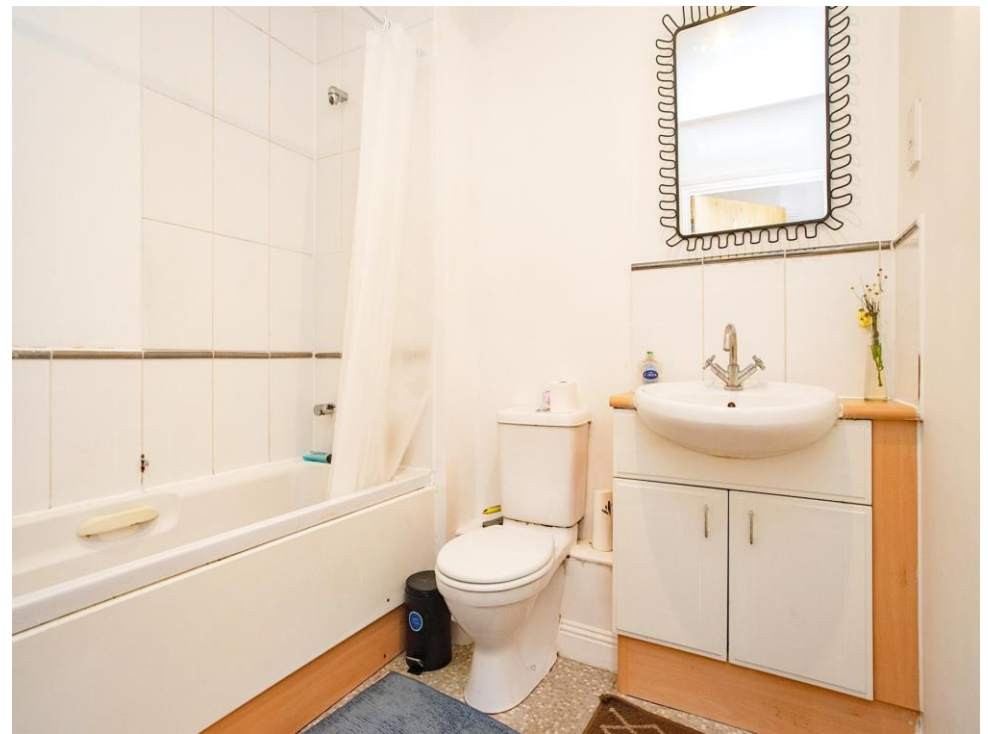
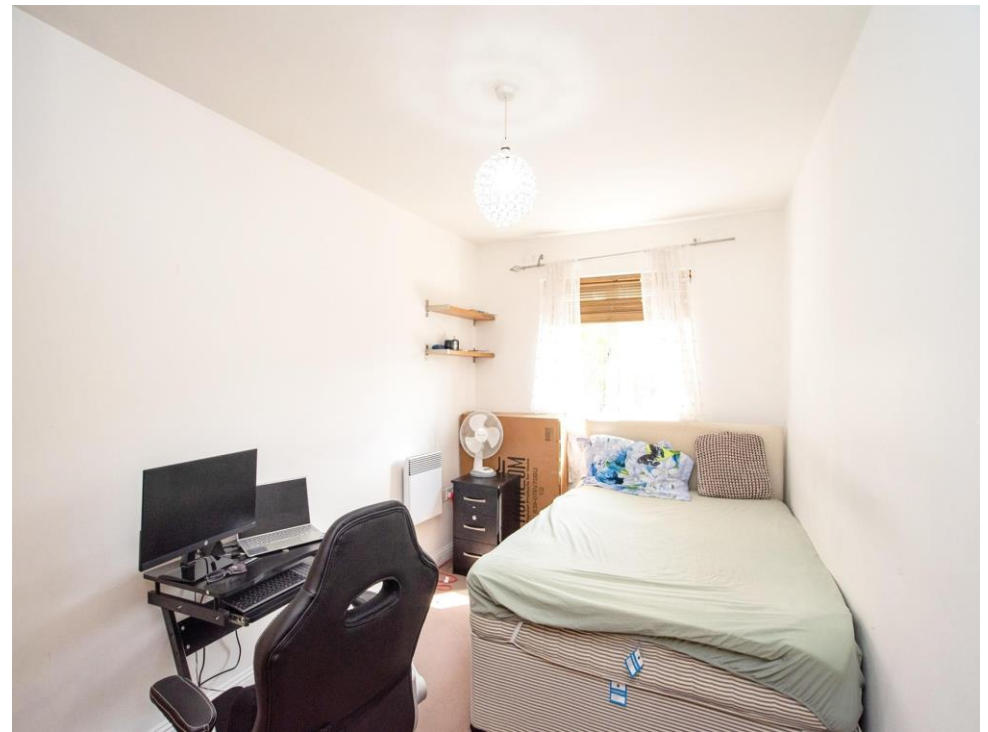
**Communal Grounds**

**Allocated Parking**

Allocated underground parking.

**Residents Gym Facilities**













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](mailto:watford@connells.co.uk)**

6 The Parade  
WATFORD WD17 1AA

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313482](https://connells.co.uk/Property/WTF313482)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2003. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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