



**Connells**

Copperdale Court The Gateway  
Watford



# Copperdale Court The Gateway Watford WD18 7HN

for sale offers over  
**£220,000**



## Property Description

Connells are pleased to bring this well-presented upper floor apartment to the market that is situated in West Watford.

The property comprises of a spacious living area, a modern fitted kitchen, one double bedroom as well as a family style bathroom.

The property benefits from allocated parking, additional ANPR controlled guest parking, the option for shared ownership as well as being conveniently located with access to several transport links including Watford Met Station as well as the A41, M25 and M1 motorways.

Ideal for first time buyers or investors, the property is also walking distances to numerous shops and amenities, including Watford High Street and Shopping Centre that provides further shops, amenities, entertainment and recreational facilities.

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

## Entrance Hallway

Front door, electric storage heater and two storage cupboards.

## Lounge

17' 6" x 13' 2" ( 5.33m x 4.01m )

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

## Kitchen

10' 2" x 7' 5" ( 3.10m x 2.26m )

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

11' 9" x 9' 5" ( 3.58m x 2.87m )

Window to rear 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.

## Outside

## Parking

Allocated off-street parking as well as additional ANPR controlled visitor parking.

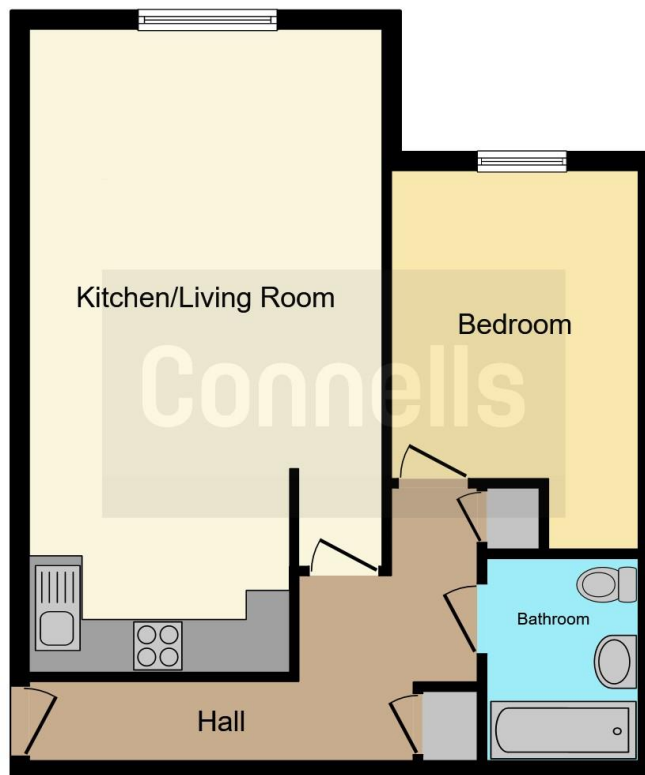












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 1995.48

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313583](http://connells.co.uk/Property/WTF313583)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 23 Nov 2006. 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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