

for sale

£325,000 Leasehold



## Omega Court The Gateway Watford WD18 7HG

**\*\* NO UPPER CHAIN \*\* POPULAR  
RESIDENTIAL DEVELOPMENT \*\* FIRST  
FLOOR APARTMENT \*\* TWO WELL-  
PROPORTIONED BEDROOMS \*\* FAMILY  
BATHROOM & EN-SUITE \*\* PRIVATE  
BALCONY \*\* RESIDENTIAL GYM &  
PARKING \*\* WALKING DISTANCE TO  
WATFORD MET STATION \*\* IDEAL FOR  
FIRST TIME BUYERS OR INVESTORS \*\***

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# Property Details

## Communal Entrance

Front door, security intercom system, stairs to all floors.

## Entrance Hall

Front door and security entryphone.

**Lounge / Diner** Irregular Shaped Room 16' 8" + Recess x 11' 3" ( 5.08m + Recess x 3.43m)

**Kitchen Area** 9' 4" x 7' ( 2.84m x 2.13m )

Fitted kitchen comprising wall and base units, work surfaces, stainless steel sink and drainer, tiled splashback, integrated electric oven & hob with cooker hood, dishwasher, washing machine and integrated fridge/freezer.

**Bedroom One** 16' x 8' 4" + Hallway ( 4.88m x 2.54m + Hallway )

Window front, side and rear, rad.

## En Suite

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

**Bedroom Two** 11' 2" x 10' 8" ( 3.40m x 3.25m )

Window to front aspect and radiator.

## Bathroom

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

## Outside

### Private Balcony

### Residents Gym

### Parking

Off road parking spaces for residents and visitor's parking.

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

Property Ref: WTF314497 - 0002

Tenure:Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as **Leasehold packs**.

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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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