



Connells

Gloucester Court Observer Drive
Watford

Gloucester Court Observer Drive Watford WD18 7GF

for sale offers over
£250,000



Property Description

Connells are delighted to bring this immaculately presented first floor apartment to the market that is situated on a popular development in West Watford. The property briefly comprises of a sizeable reception room, a newly re-fitted modern fitted kitchen, one double bedroom with fitted wardrobes and a modern bathroom suite and benefits from allocated parking and access to the communal gardens.

Ideal for first time buyers or investors the property is conveniently located with access to several transport links including being walking distance to Watford Metropolitan Station (0.5 miles/10 minute walk) as well as the M25, A41 & M1 motorways. The award winning Cassiobury Park is within walking distance as well as Watford Town Centre with its array of shops, eateries, amenities, entertainment, and recreational facilities.

Viewing is highly recommended.

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

Communal Entrance

Communal entrance, entry phone system, stairs and lift to all floors.

Entrance Hall

Front door, storage cupboard, airing cupboard, radiator.

Living / Dining Room

17' 2" x 11' 4" (5.23m x 3.45m)

Window to front aspect, television point, telephone point, radiator.

Kitchen

11' 4" MAX x 8' 8" MAX (3.45m MAX x 2.64m MAX)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, integrated fridge/freezer.

Bedroom One

15' 2" MAX x 10' MAX (4.62m MAX x 3.05m MAX)

Window to front aspect, fitted wardrobe, radiator.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Outside

Communal Gardens

Access to well-maintained communal gardens.

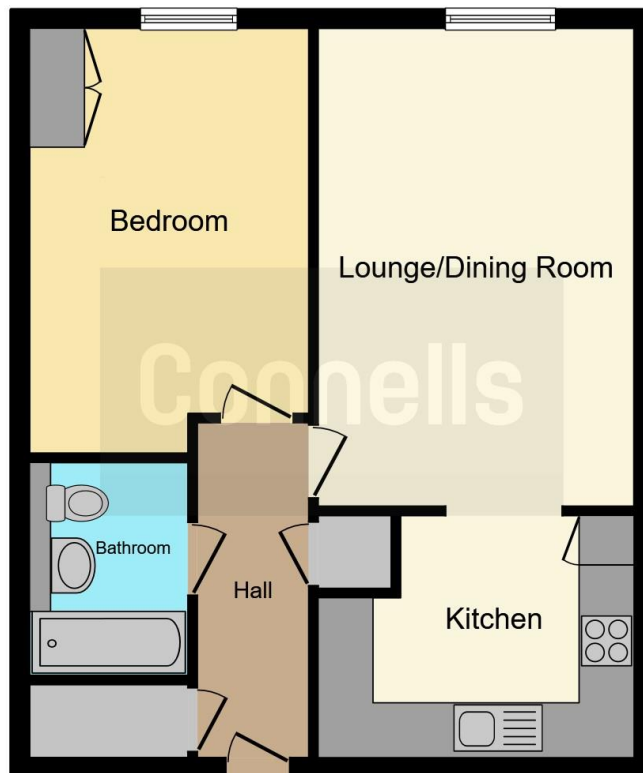
Parking

Allocated parking space.









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

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

6 The Parade
 WATFORD WD17 1AA

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1752.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314586

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 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.

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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