



Connells

Rockwell Court The Gateway
Watford

Rockwell Court The Gateway Watford WD18 7HQ

for sale guide price
£300,000



Property Description

Connells are pleased to bring this well-presented ground floor apartment to the market that is situated in a popular development close to Watford Met Station, local amenities and the award winning Cassiobury Park. The property briefly comprises of a welcoming entrance hall, an open plan reception room with a integrated fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a private balcony, en-suite to master bedroom, secure video entry, allocated parking, additional resident's parking and access to the resident's only gym.

The property is ideally located close to Watford Town Centre with its wide variety of amenities to include the Watford shopping centre and excellent transport links with direct access into London Euston as well as the surrounding areas.

A viewing is highly recommended.

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

20' 3" + Door Recess x 10' 5" (6.17m + Door Recess x 3.17m)

Window to front aspect, door to balcony area, television point, telephone point, radiator, opening to kitchen.

Kitchen Area

6' 7" MAX x 9' 6" MAX (2.01m MAX x 2.90m MAX)

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 space for fridge/freezer, breakfast bar.

Bedroom One

12' 4" MAX x 9' 7" MAX (3.76m MAX x 2.92m MAX)

Window to rear aspect, radiator, door to en-suite.

En-Suite

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

Bedroom Two

12' 4" + Wardrobe x 8' 2" MAX (3.76m + Wardrobe x 2.49m MAX)

Window to rear aspect, built in wardrobe, radiator.

Bathroom

Communal Entrance

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

Entrance Hall

Front door and security entryphone.

Lounge / Diner

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

Outside

Private Balcony

Residents Gym

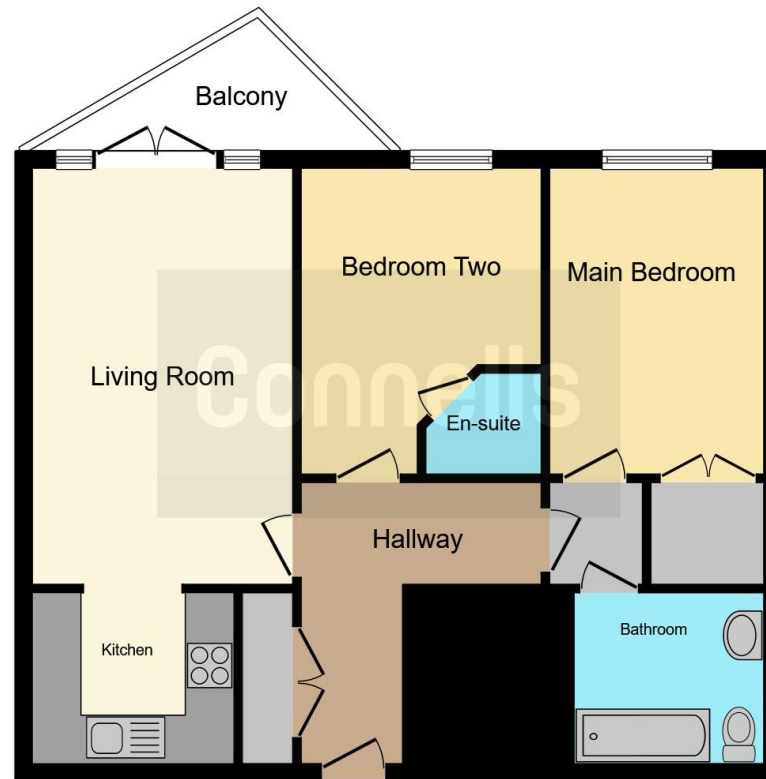
Parking

Allocated parking space and additional visitor's 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

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: D

Service Charge:
 3300.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314659

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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