



Connells

Rockwell Court The Gateway
Watford

Rockwell Court The Gateway Watford WD18 7HQ

for sale guide price
£325,000



Property Description

**** NO UPPER CHAIN ****

**** GUIDE PRICE £325,000 - £350,000 ****

Connells are pleased to bring this immaculate upper 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 an integrated fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include new wood flooring, a long lease remaining, a private balcony, newly refitted en-suite to master bedroom, secure modern entry system, allocated underground 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.

Communal Entrance

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

Entrance Hall

Front door and secure modern entry system.

Lounge / Diner

26' 8" MAX x 10' 8" MAX (8.13m MAX x 3.25m MAX)

Window to side aspect, and rear aspect, door to balcony area, television point, telephone point, wi-fi controlled electric radiator, opening to kitchen.

Kitchen Area

15' 3" MAX x 6' 8" MAX (4.65m MAX x 2.03m MAX)

Fitted kitchen comprising wall and base units, work surfaces, window to side aspect, stainless steel sink and drainer, tiled splashback, integrated electric oven & hob with cooker hood, integrated Bosch dishwasher, Zanussi integrated washer/dryer and integrated AEG fridge/freezer, electric radiator.

Bedroom One

17' 4" MAX x 9' 1" (5.28m MAX x 2.77m)

Window to side aspect, wi-fi controlled electric radiator, door to en-suite.

En-Suite

Newly refitted, shower cubicle, vanity wash hand basin, WC, heated towel rail and extractor fan.

Bedroom Two

11' 9" MAX x 8' 6" MAX (3.58m MAX x 2.59m MAX)

Window to side aspect, wi-fi controlled electric radiator.

Bathroom

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

Outside

Private Balcony

Residents Gym

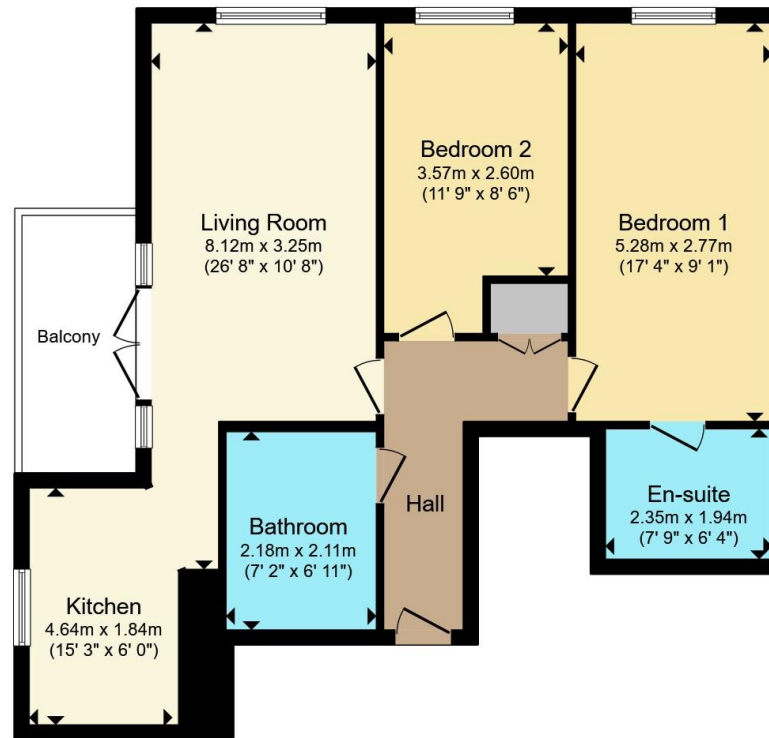
Parking

Allocated space in underground gated residents parking and additional visitor's parking.









Total floor area 73.6 m² (792 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax
Band: D

Service Charge:
3200.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314799

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.

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