



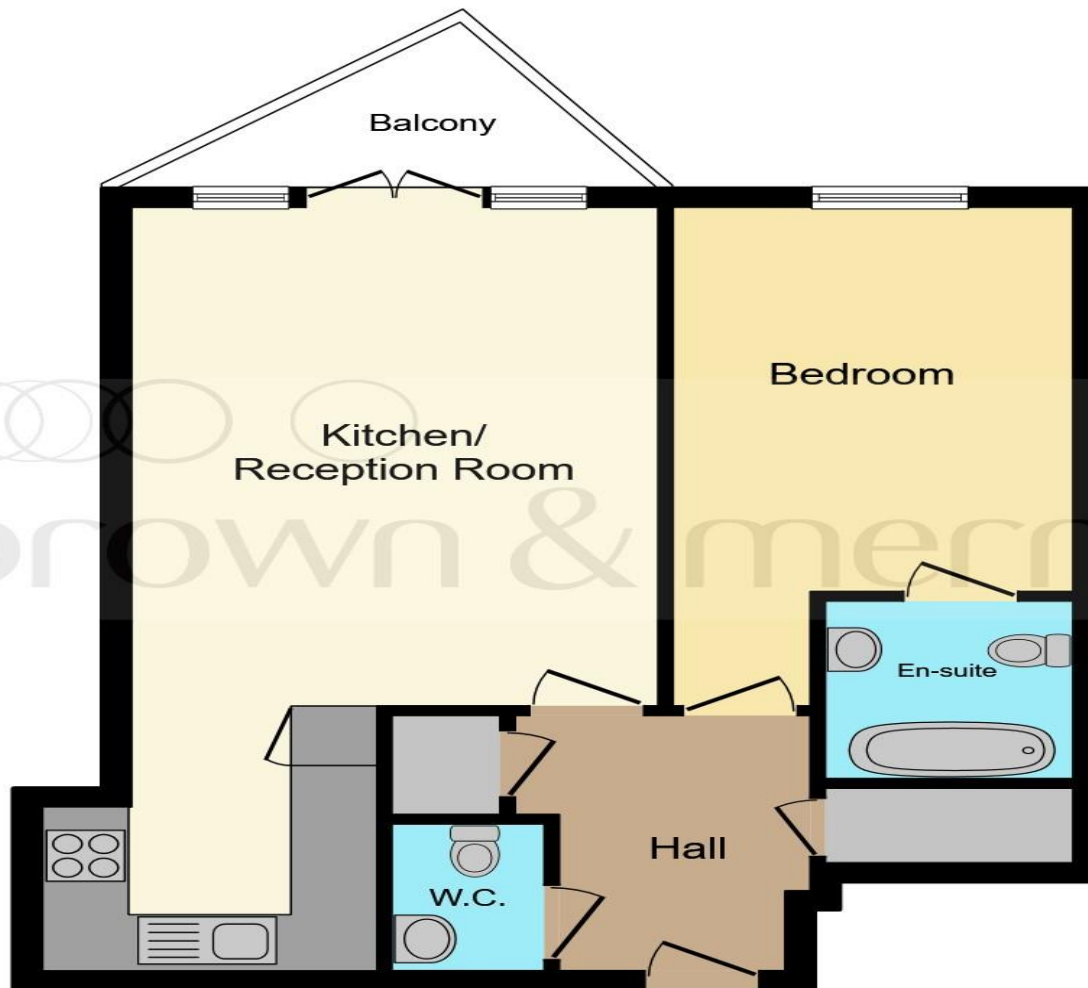
Omega Court, The Gateway, Watford, WD18 7HG

welcome to

Omega Court The Gateway, Watford

A lovely first-floor one-bedroom flat at The Gateway, offering an open-plan kitchen/living area with balcony access, an en-suite bedroom, guest WC and allocated parking, mere moments from Watford Met Station, Cassiobury Park and major road links.





Entrance

Kitchen/Reception Room

26' 7" x 12' (8.10m x 3.66m)

Wc

5' 1" x 3' 5" (1.55m x 1.04m)

Bedroom

17' 4" x 9' (5.28m x 2.74m)

En Suite

5' 9" x 5' 6" (1.75m x 1.68m)

Total Floor Area (from the EPC)

54 Square Metres

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

welcome to

Omega Court The Gateway, Watford

- One Bedroom First Floor Flat
- One Allocated Parking Space
- Balcony
- Spacious Interior
- 0.8 Miles To Watford Metropolitan Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 180.00

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 Leasehold packs.

offers over

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104259](https://www.brownandmerry.co.uk/Property/WAF104259)



Property Ref:
WAF104259 - 0008

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