

LEASEHOLD



Apartment (EPC Rating:)

**ROCKWELL COURT, THE GATEWAY,
WATFORD, WD18 7HQ**

£300,000

2 Bedroom Apartment located in Watford

We consider this to be an excellent ground floor apartment located in Rockwell Court with two bedrooms and two bathrooms. It is one of the largest two bedrooms we have seen on this prestigious development being highly popular with first time buyers and investors.

Accessed via secure entryphone system to communal hallway with lift to all floors.

On entering the apartment there are doors leading to the storage cupboard, main bathroom, both bedrooms and main reception.

The huge reception room has balcony and access to the kitchen. With luxurious carpet, pendant lighting, powerpoints and storage heater.

The kitchen has contrasting high gloss wall and base units. With integrated oven and hob with extractor fan. Space and plumbing for fridge freezer and washing machine.

The main bedroom is a great size with shower room en-suite. With cream carpet, dual aspect windows, pendant lighting and access to a second balcony.

The second bedroom is another good sized double continuing the cream carpet theme, pendant light and storage heater.

The main bathroom has a full size bath, sink with built in vanity unit, wc.

Offering private parking and an on-site gymnasium.

Ideally situated with good public transport links. Within walking distance are local green

spaces and good amenities

Lease Remaining: 978 years

Service Charge: £3,291

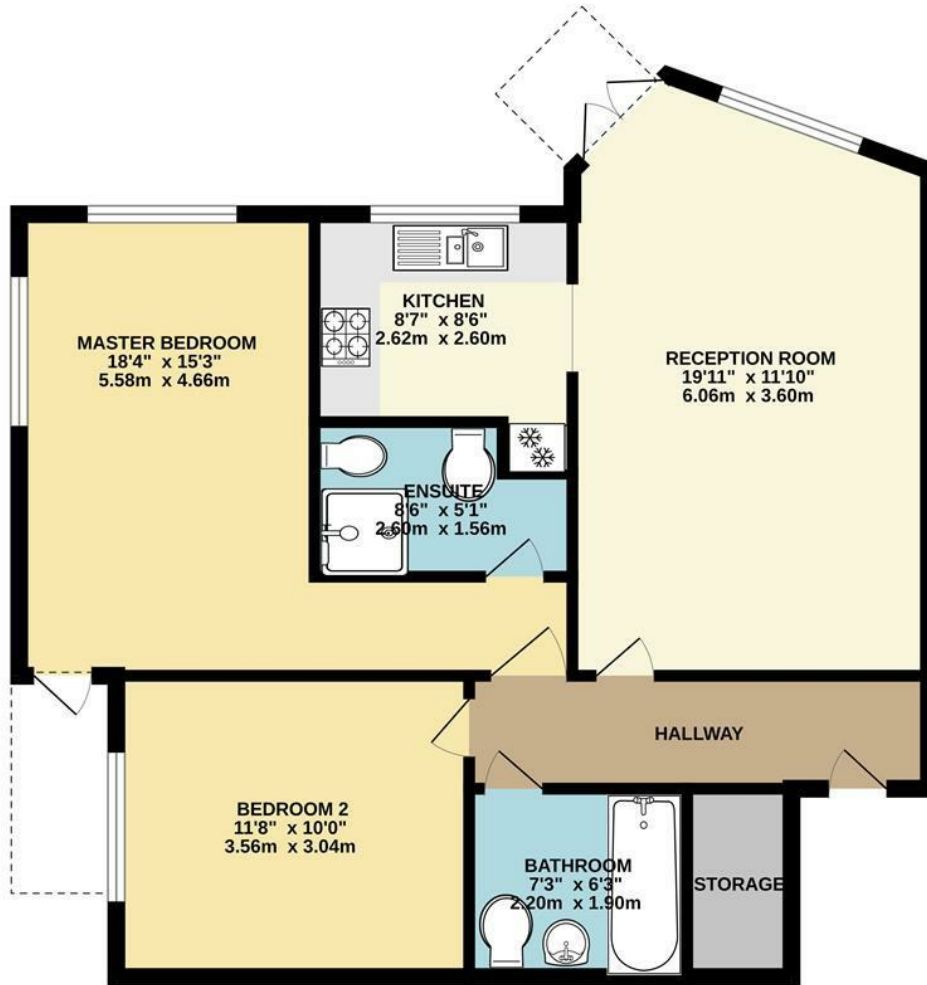
Ground Rent: £250

Council Tax: Watford Borough Council Band D
EPC Rating D



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the