

Connells

Omega Court The Gateway
Watford

Omega Court The Gateway
Watford WD18 7HG

for sale offers in excess of
£270,000







Property Description

** NO UPPER CHAIN **

Connells are delighted to offer for sale this well-presented second 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 is neutrally decorated throughout and briefly comprises of a welcoming entrance hall, an open plan reception room with a modern fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a private balcony, en-suite to master bedroom, secure video entry, an allocated parking space 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.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

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

Entrance Hall

Front door, security entryphone, storage cupboard.

Lounge / Kitchen

Open plan with kitchen, window to front aspect, door leading to balcony, radiator, telephone point, television point.

Fitted kitchen comprising wall and base units, work surfaces, sink and drainer, tiled splashback, integrated oven, hob, cooker hood, plumbing for dishwasher, washing machine and space for fridge/freezer.

Bedroom One

Window to front aspect, radiator, telephone point, television point and door to en suite.

En Suite

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

Bedroom Two

Window to front aspect and radiator.

Bathroom

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

Outside

Private Balcony

Residents Gym

Parking

Off road allocated parking space and additional visitor's parking.







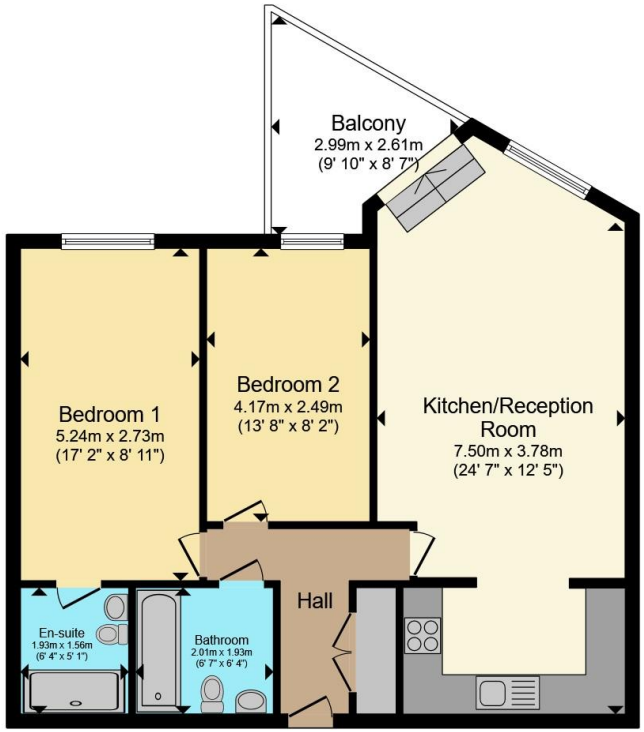



Joie









Total floor area 69.5 m² (748 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

Connells

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: 4000.00

Ground Rent: 360.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315302

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

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.