

Lot 147

Flat 36, Omega Court, The Gateway,  
Watford, Hertfordshire, WD18 7HG

Upon  
Instruction of 



All enquiries Ref: Meghan Mamo

### ■ Long leasehold fourth floor flat

#### Location:

Omega Court is located on The Gateway. Shopping amenities are available locally within Watford with a further range of amenities found in Hemel Hempstead lying to the north and within Central London located to the south east. Public transport links can be found at Watford London Underground Station (Metropolitan Line) lying to the north east and at Watford High Street London Overground Station located to the east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A412 lying to the north and the M1 located to the east. Recreational pursuits are available at Cassiobury Park lying to the north.



#### Accommodation:

Principle bedroom with en-suite, one further bedroom, reception room open to kitchen, bathroom/wc

Outside: Balcony

#### EPC Rating: C

#### Council Tax Band: D

#### Lease:

Held on a lease for a term of 999 years from 01/11/2003 at a ground rent of £TBC per annum.

#### To view:

By arrangement with the auctioneers.