



Connells

The Gables North Orbital Road
Watford

The Gables North Orbital Road Watford WD25 0RP

for sale guide price
£200,000



Property Description

Situated within the sought-after The Gables development on North Orbital Road, this well-proportioned two-bedroom upper floor apartment offers an excellent opportunity for first-time buyers, commuters, or investors alike.

The property is light and airy throughout, featuring a spacious lounge with dual windows that allow for an abundance of natural light. The modern fitted kitchen is well laid out with a range of wall and base units, while the contemporary bathroom suite is finished to a good standard.

Both bedrooms are well-sized, providing flexible accommodation for a growing household, guest room, or home office. Additional benefits include useful storage space, allocated residents' parking, and access to well-maintained communal grounds.

The location is particularly convenient, with easy access to major road links including the M1, M25, and A41, making it ideal for commuters. Garston Station is also nearby, offering direct connections to Watford Junction and St Albans. Local shops, amenities, and green spaces are all within easy reach.

Offered to the market with no onward chain, this property is ready for immediate occupation or rental.

Entrance Hall

Front door.

Lounge

14' 3" max x 10' 8" max (4.34m max x 3.25m max)

Two windows.

Kitchen

7' 2" x 5' 10" (2.18m x 1.78m)

Range of wall and base units, cooker point, sink with drainer.

Storage

Bedroom 1

9' 3" x 10' 6" (2.82m x 3.20m)

Bedroom 2

6' 5" x 12' 1" (1.96m x 3.68m)

Window.

Bathroom

Window, WC, wash hand basin, bath.

Outside

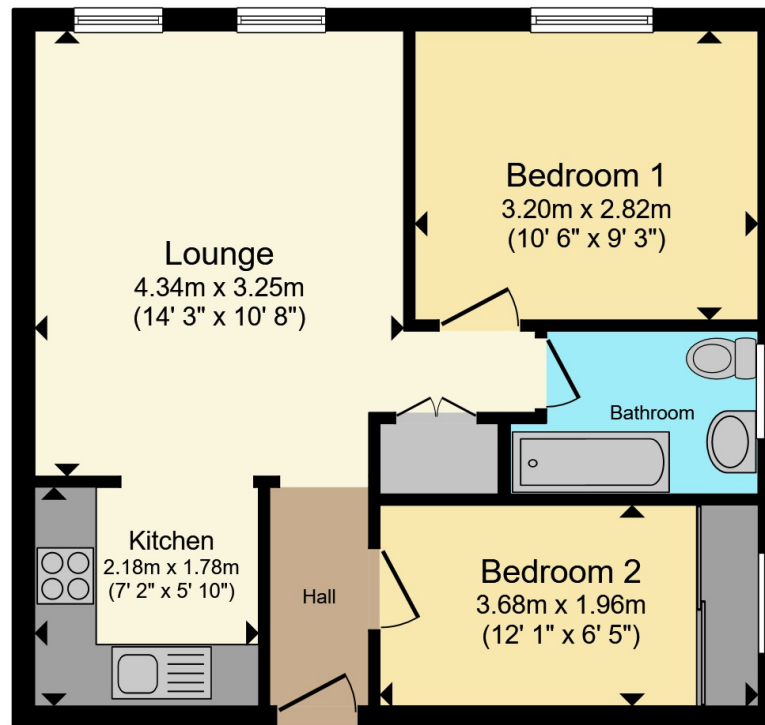
Allocated Parking

Communal Grounds









Total floor area 46.2 m² (497 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

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EPC Rating: D Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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