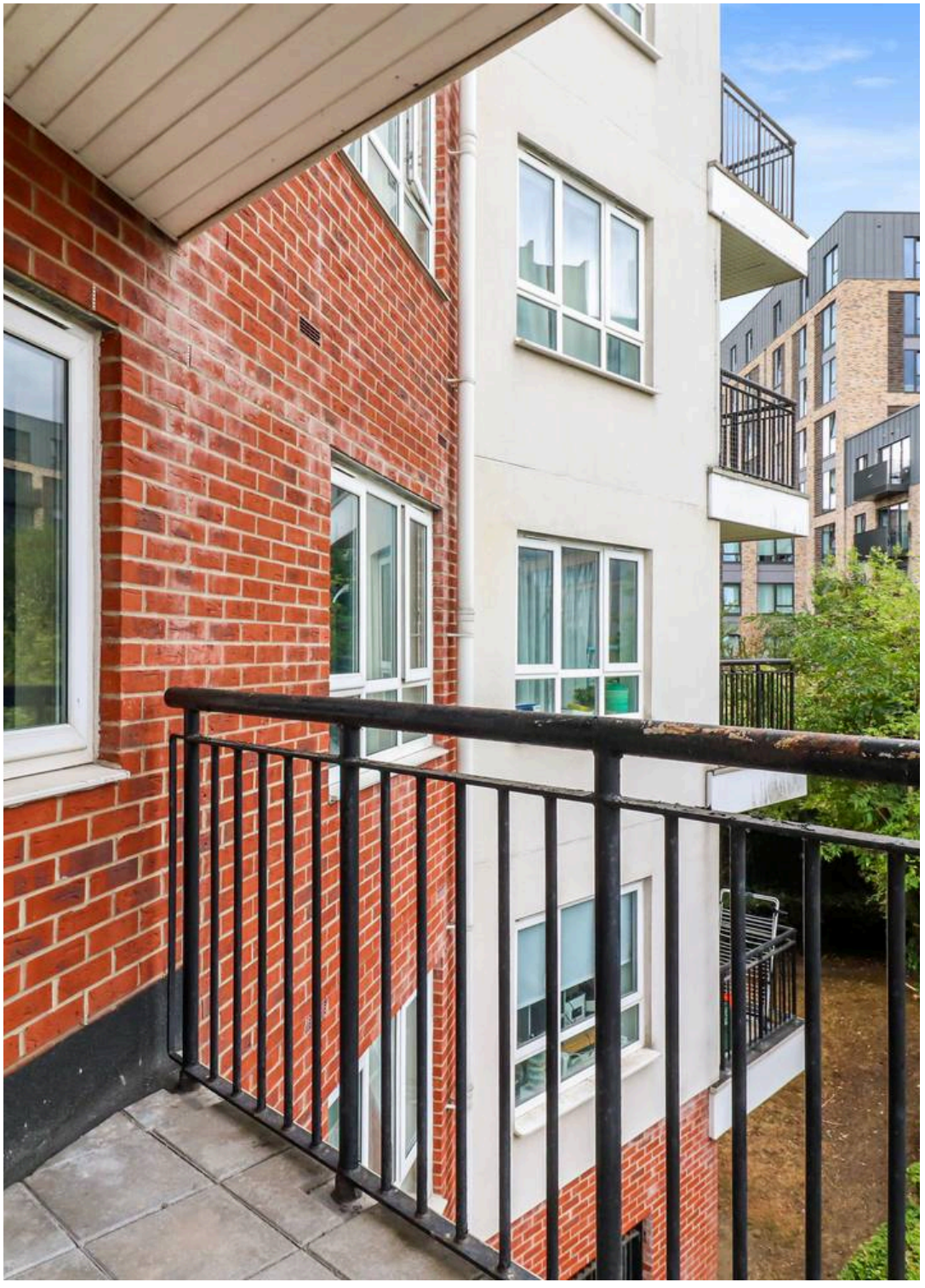


Omega Court, The Gateway, Watford

In Excess of **£270,000**

proffitt & holt



OMEGA COURT, The Gateway

Watford

A well-presented two-bedroom apartment offered to the market with **no upper chain**, providing an excellent opportunity for first-time buyers, investors or those looking for a convenient home close to transport links.

The property features a bright and contemporary **open-plan kitchen and living space**, creating an ideal area for both relaxing and entertaining. The principal bedroom benefits from a modern **en-suite shower room**, while the property also offers a private balcony, providing a pleasant outdoor space. Residents further benefit from access to a **communal gym and communal play area**, providing excellent on-site leisure and recreational facilities.

Further benefits include a **long lease** and one allocated parking space.

Ideally located within a short walk of **Watford Met Line Station**, the property offers excellent access to central London, local amenities and the wider surrounding area.

An attractive apartment combining modern living, outdoor space, allocated parking and superb transport links.







OMEGA COURT, The Gateway

Watford

The property is conveniently located for easy access to Watford Metropolitan Line station, highly regarded schooling and Watford Town Centre with its extensive shopping, transport, and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.

Watford Junction mainline station and Watford High Street (London Lioness Overground Line) station provide services into London - Euston. For the road user, both the M1 and M25 motorways can be reached, typically, within a drive of ten minutes.

- No Upper Chain
- Open Plan Kitchen & Living Space
- En-Suite To Master Bedroom
- Long Lease
- Balcony
- Short Walk To Watford Met Line Station
- 1 Allocated Parking Space
- Communal Gym
- Communal Play Area
- Close Proximity To Ascot Road Primary School & Watford Grammar School For Boys



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: D

Tenure: Leasehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

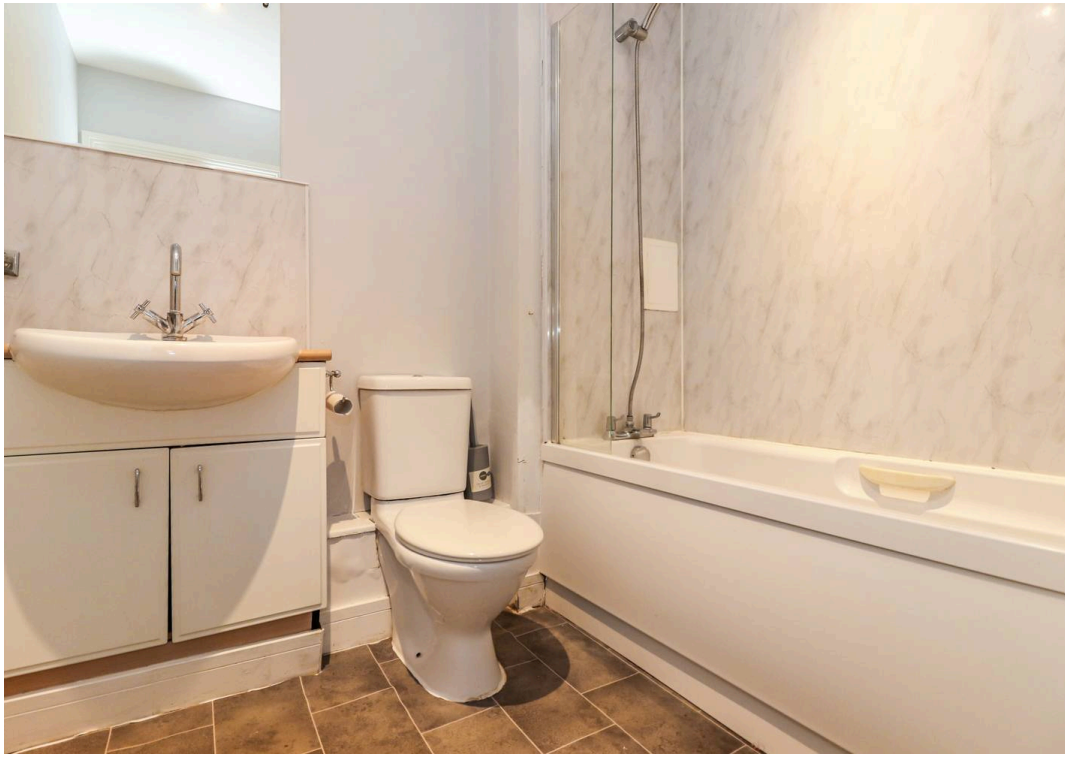
Fixtures and Fittings

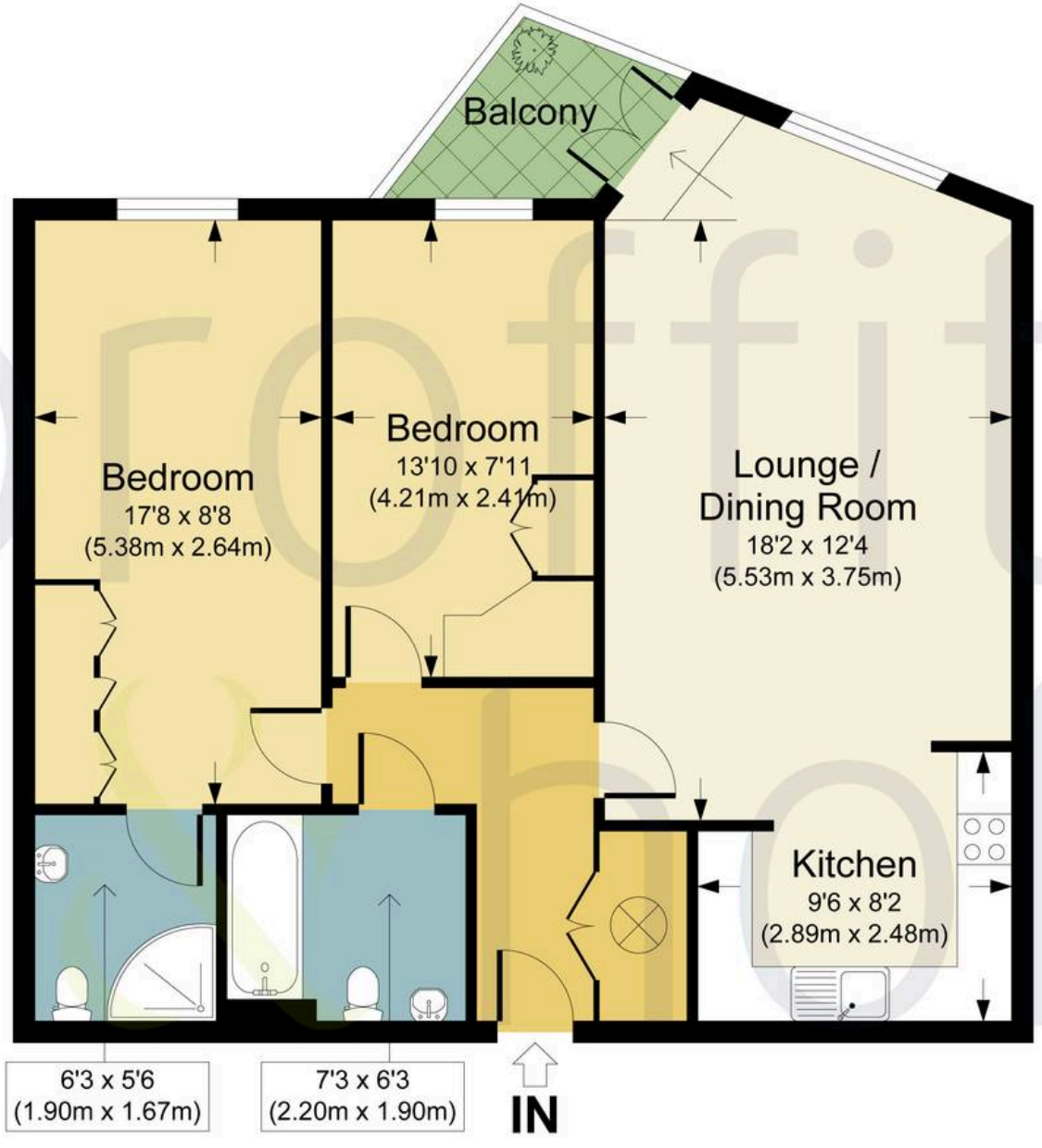
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

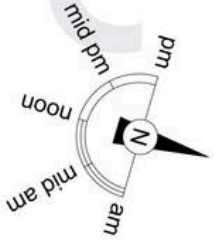












First Floor

OMEGA COURT, WD18

APPROX. GROSS INTERNAL FLOOR AREA 737.75 SQ FT / 68.54 SQ M.

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Proffitt & Holt - Watford

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