



The Gables North Orbital Road
Watford



Property Description

This upper floor flat is positioned close to transport links including various bus routes, Garston station and the M1, M25 and A41. The property benefits from two bedrooms, a modern kitchen and bathroom suite, communal gardens and residents parking bays. Bright and airy throughout, this property is in a sought-after development on North Orbital Road.

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

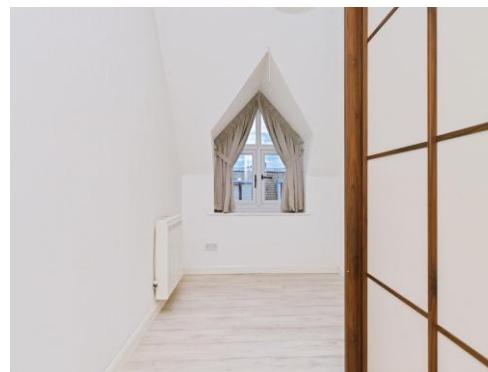
9' 3" x 10' 6" (2.82m x 3.20m)

Window.

Bedroom 2

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

Window.



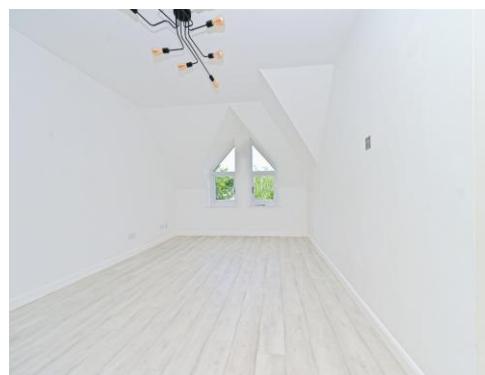
Bathroom

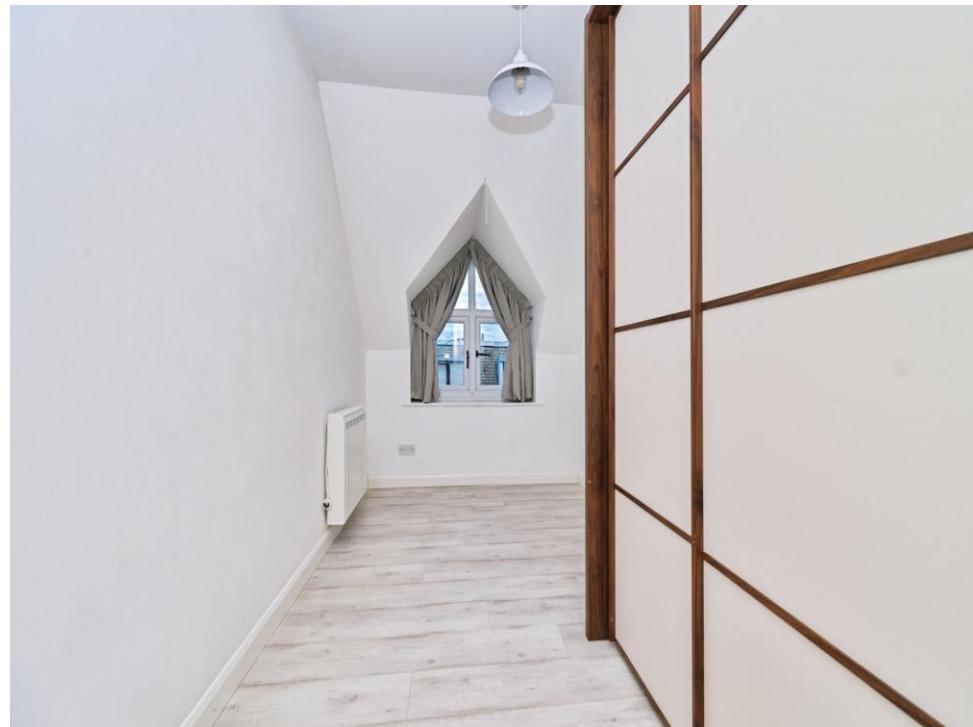
Window, WC, wash hand basin, bath.

Outside

Allocated Parking

Communal Grounds









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.focalagent.com

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: D Council Tax
 Band: C

Service Charge: 862.48 Ground Rent:
 200.00

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/LEA103355) connells.co.uk/Property/LEA103355

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk



Property Ref: LEA103355 - 0006