

Omega Court The Gateway,Watford WD18 7HG

brown & merry

welcome to

Omega Court The Gateway,Watford

A contemporary, generously sized two bedroom third floor apartment with private balcony, open plan living and modern kitchen, en suite to the principal bedroom, residents gym and allocated parking, conveniently located close to Watford Metropolitan Station, shops, schools & everyday amenities!













Agent 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."

Entrance
Kitchen/Reception Room
29' 7" x 12' 6" (9.02m x 3.81m)
Balcony
Bedroom 1
17' 11" x 8' 8" (5.46m x 2.64m)
En Suite
Bedroom 2
13' 10" x 7' 11" (4.22m x 2.41m)
Bathroom
7' 7" x 6' 3" (2.31m x 1.91m)
Agents Note
Heating to the property is served by electric heating.
Please contact the branch for more details

welcome to

Omega Court The Gateway, Watford

- Stylish Two-Bedroom Apartment Situated on the Third Floor
- Spacious Principal Bedroom with Modern En-Suite Shower Room
- Bright Open-Plan Living Area with Contemporary Fitted Kitchen
- Private Balcony Ideal for Relaxing or Entertaining
- Residents' Gym and Lift Access within the Development

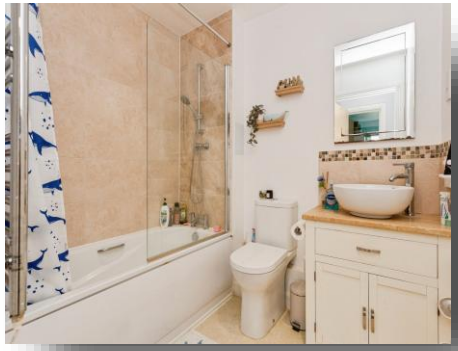
Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 3000.00
Ground Rent: 360.00

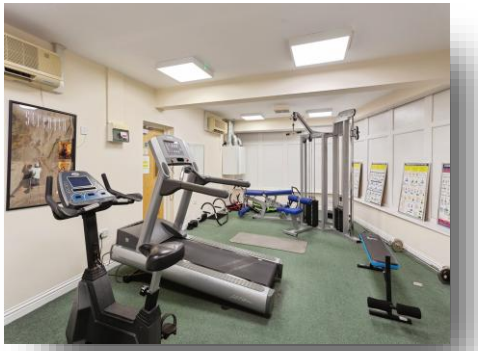
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000









Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF105160

The Property Ombudsman

Property Ref:
WAF105160 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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