



Not for marketing purposes INTERNAL USE ONLY

Omega Court The Gateway
Watford



Property Description

**** NO UPPER CHAIN ****

Connells are pleased to bring this fourth floor apartment to the market that is situated in a popular development close to Watford Met Station, local amenities and the award winning Cassiobury Park.

The property has been refurbished to a high standard throughout, with a new kitchen, bathroom, en-suite, flooring and redecorated with neutral colours. The property comprises of a welcoming entrance hall, an open plan reception room with a integrated fitted kitchen, two double bedrooms and a family bathroom suite. Benefits include a private balcony, en-suite to master bedroom, secure video entry, resident's parking and access to the resident's only gym.

The property is ideally located close to Watford Town Centre with its wide variety of amenities to include the Watford shopping centre and excellent transport links with direct access into London Euston as well as the surrounding areas.

A viewing is highly recommended.

For more information or to arrange a viewing, please call Connells today.

Agents Note

Please note that the AML fee covers 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.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Communal Entrance

Entrance Hall

Lounge / Diner

Kitchen

Bedroom One

En Suite

Bedroom Two

Bathroom

Outside

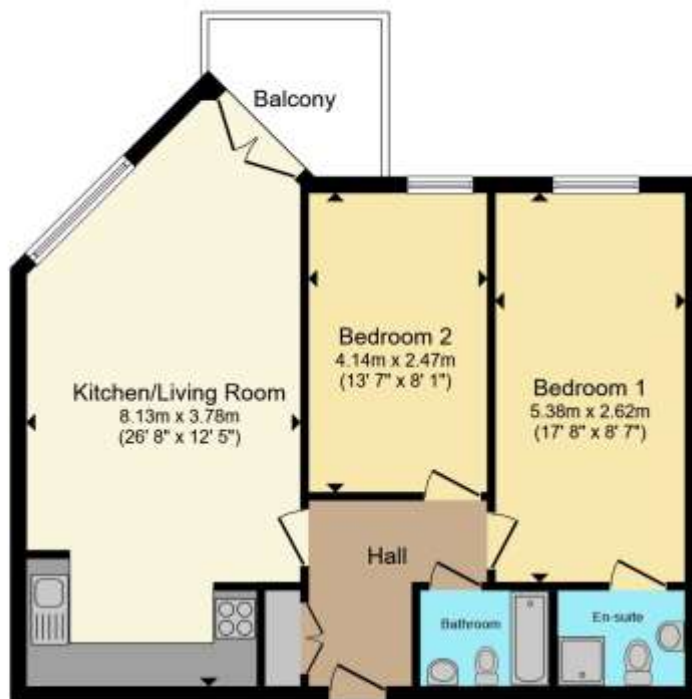
Private Balcony

Residents Gym

Parking

Off road parking spaces for residents and visitor's parking.





4th Floor

Total floor area 63.1 m² (679 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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6 The Parade
 WATFORD WD17 1AA

EPC Rating: C Council Tax
 Band: D

Service Charge:
 3600.00

Ground Rent:
 900.00

Tenure: Leasehold

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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.



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.

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