



**Connells**

Omega Court The Gateway  
Watford

# Omega Court The Gateway Watford WD18 7HG

for sale guide price  
**£315,000**



## Property Description

Connells are pleased to bring this well-presented upper 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 briefly 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.

22' 7" MAX x 11' 6" + Door Recess ( 6.88m MAX x 3.51m + Door Recess )

Windows to rear and side aspect, door leading to balcony, radiator, telephone point, television point.

## Kitchen

15' 11" MAX x 6' 7" MAX ( 4.85m MAX x 2.01m MAX )

Fitted kitchen comprising wall and base units with work surfaces to complement, window to side aspect, sink with drainer, integrated oven, hob, cooker hood, integrated dishwasher, washing machine and fridge/freezer.

## Bedroom One

18' x 9' 2" ( 5.49m x 2.79m )

Window to rear aspect, radiator, television point and door to en suite.

## En Suite

Shower cubicle, wash hand basin, WC, hand towel rail and extractor fan.

## Communal Entrance

Front door, security intercom system, stairs to all floors.

## Entrance Hall

Front door, storage cupboard, security entryphone.

## Living / Dining Room

## Bedroom Two

15' 5" MAX x 8' 9" ( 4.70m MAX x 2.67m )

Window to rear aspect and radiator.

## Bathroom

Bath with mixer tap and shower attachment over, WC, vanity wash hand basin, hand towel rail and extractor fan.

## Outside

### Private Balcony

### Residents Gym

### Parking

Allocated underground parking, additional road parking spaces for residents and visitor's parking.









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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C

Council Tax  
 Band: C

Service Charge:  
 3500.00

Ground Rent:  
 360.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314510](http://connells.co.uk/Property/WTF314510)**

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

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.

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