

Connells

Omega Court The Gateway
Watford

Omega Court The Gateway
Watford WD18 7HG

for sale
£300,000







Property Description

Connells are delighted to offer for sale this modern third floor apartment that is situated in a popular development close to Watford Met Station, local amenities and the award winning Cassiobury Park.

The property is well presented throughout and briefly comprises of a welcoming entrance hall, an open plan reception room with a modern fitted kitchen, two double bedrooms and a modern 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 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.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Front door, storage cupboard and security entryphone.

Lounge / Diner

Open plan with kitchen, window to front aspect, door leading to balcony, radiator, telephone point, television point.

Kitchen Area

Fitted kitchen comprising wall and base units, work surfaces, sink with drainer, integrated oven, hob, cooker hood, plumbing washing machine and space for fridge/freezer.

Bedroom One

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

En Suite

Shower cubicle, vanity wash hand basin, WC and extractor fan.

Bedroom Two

Window to front aspect and radiator.

Bathroom

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

Outside

Private Balcony

Residents Gym

Parking

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

















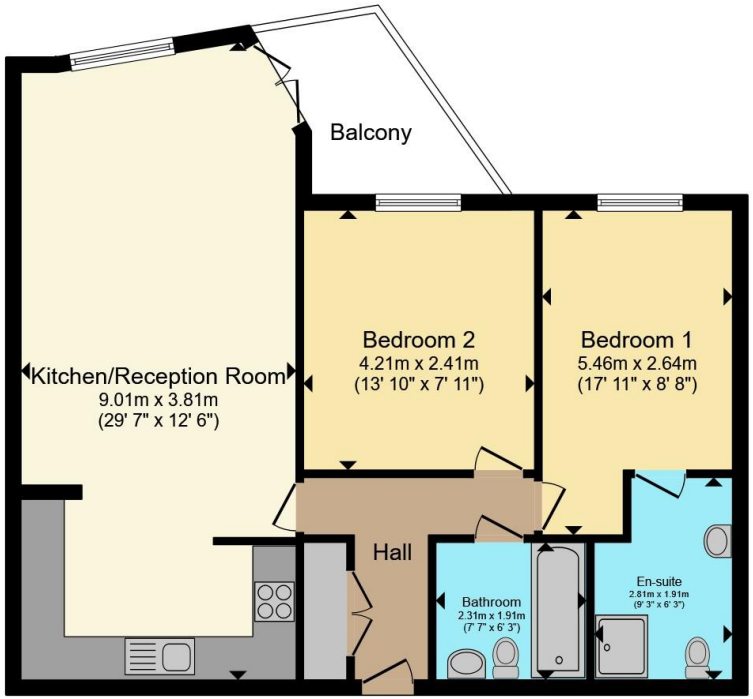

Second Floor

Total floor area 71.9 m² (774 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315233

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.