

# HARRY CHARLES

Property Specialists



Dali Court, Watford, WD24 5FD

**Price £245,000**



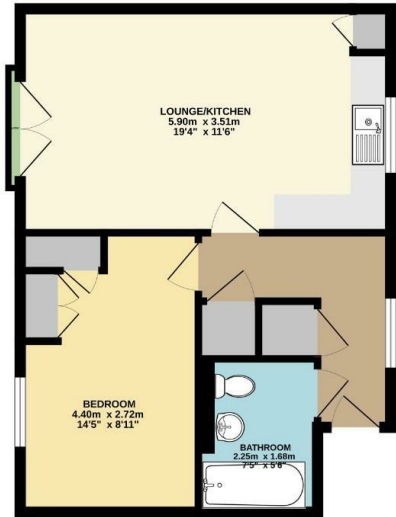
**\*\* 1st FLOOR APARTMENT - SECURITY INTERCOM ENTRANCE - OPEN PLAN LOUNGE/KITCHEN WITH JULIET BALCONY - DOUBLE BEDROOM WITH FITTED WARDROBES- FAMILY BATHROOM WITH TILED FLOOR- COUNCIL TAX BAND C - ALLOCATED PARKING SPACE - VISITORS PARKING AVAILABLE - APPROX 112 YEARS REMAINING ON LEASE \*\*** We are delighted to be favoured with Sole agency instructions to offer for sale this well presented first floor apartment situated on this modern North Watford development. The property benefits from an entrance hall with window, 2 storage cupboards, open plan lounge/kitchen with Juliet balcony, double bedroom with fitted wardrobes, and a family bathroom. Externally there is an allocated parking space and use of visitors spaces. We would ask that you contact us without delay to arrange an early appointment to view.

- 1st Floor Apartment
- Open Plan Lounge/Kitchen With Juliet Balcony
- Family Bathroom With Tiled Floor
- 1 Allocated Parking Space
- Security Intercom Entrance
- Double Bedroom With Fitted Wardrobes
- Council Tax Band C
- Well Presented



# Floor Plan

FIRST FLOOR  
45.6 sq.m. (491 sq.ft.) approx.



DAU/COURT

TOTAL FLOOR AREA: 45.6 sq.m. (491 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, surfaces, areas and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statements. They do not constitute a contract and should be used as a guide only. Any purchaser is advised to verify the figures, layout and appearance of the property before making any offer or agreement as to their accuracy or efficiency can be given.  
Issue with reference: 12/24

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.