



**Connells**

Moore Court Dodd Road  
Watford



## Property Description

**\*\* GUIDE PRICE £240,000 - £250,000 \*\* NO UPPER CHAIN \*\***

Connells are pleased to bring this well-presented top floor apartment to the market that is situated on a popular development in North Watford. The property is bright and airy throughout and briefly comprises of an open plan living area with a modern integrated kitchen, one double bedroom, a modern four piece bathroom suite and benefits from allocated parking and access to communal gardens.

Ideal for first time buyers and investors the property is conveniently located with access to several transport links including being walking distance to North Watford and Watford Junction Station as well as the M1, M25 & A41 motorways. There are a variety of local shops and amenities within proximity as well as being a short distance from Watford High Street and Shopping Centre that provides further amenities, eateries, entertainment and recreational facilities.

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

## Communal Entrance

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

## Entrance Hall

Front door, intercom system, storage cupboard, radiator, doors to all rooms.

## Lounge / Kitchen

19' 5" x 11' 7" ( 5.92m x 3.53m )

Open plan lounge and kitchen, Juliet balcony to front aspect, radiator, television point, telephone point.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated dishwasher, washing machine and fridge/freezer.

## Bedroom One

13' 8" x 9' 5" ( 4.17m x 2.87m )

Window to front aspect, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps, shower cubicle, WC, vanity basin.

## Outside

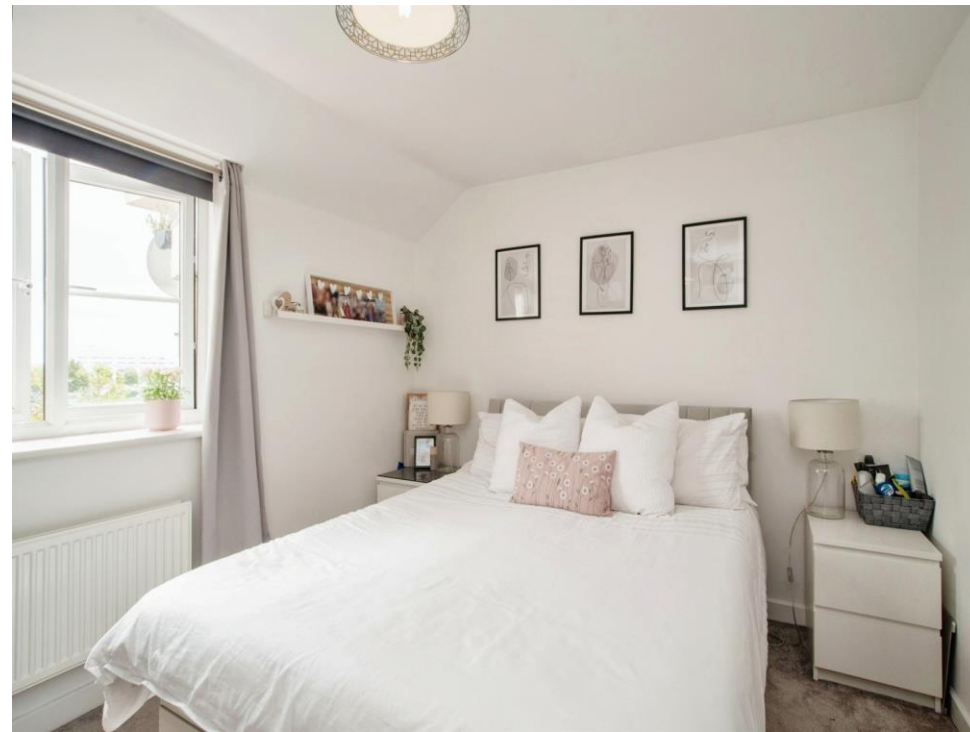
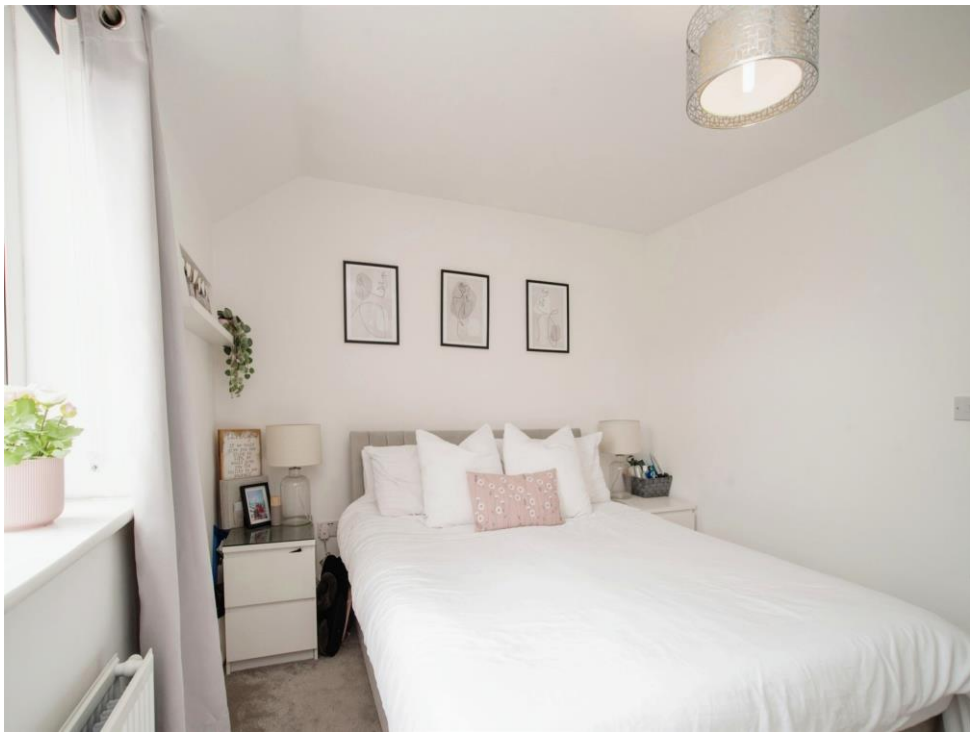
## Parking

Allocated parking space.

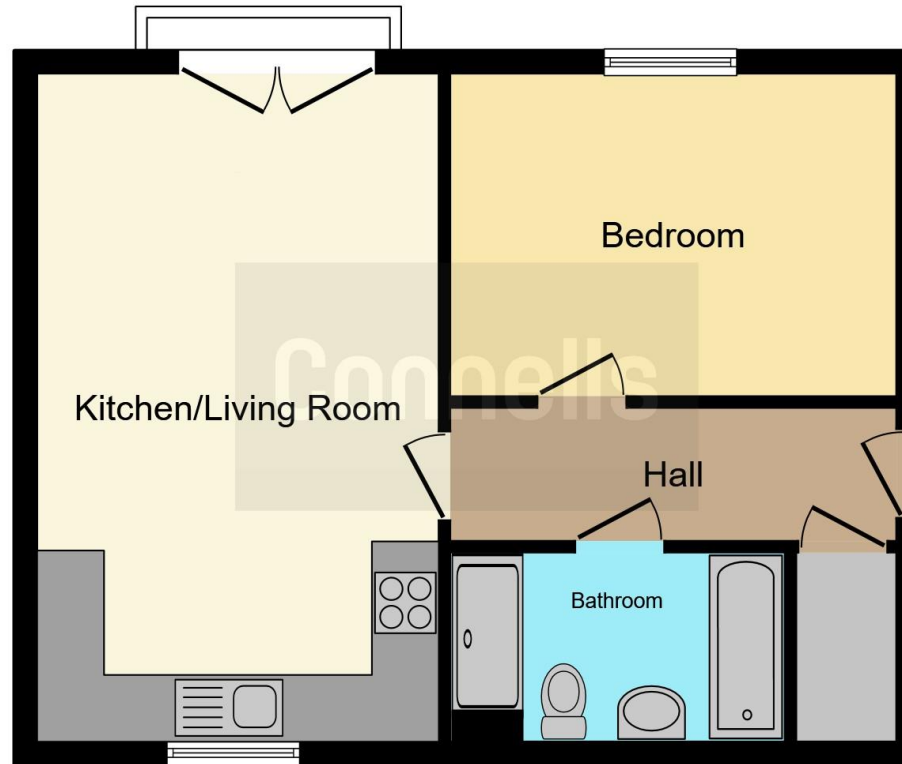
## Communal Gardens

Access to well-maintained communal garden.









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**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313600](http://connells.co.uk/Property/WTF313600)**

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.



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WTF313600 - 0003