



**Connells**

Picasso Court Dodd Road  
Watford



## Property Description

Connells are pleased to bring this larger than average ground 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 with fitted wardrobes, a modern bathroom suite and benefits from a private entrance, 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.

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

## Hallway

Two storage cupboards.

## Bedroom One

13' 9" MAX x 9' 7" MAX ( 4.19m MAX x 2.92m MAX )

Window to front aspect, fitted wardrobes, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity basin, heated hand towel rail.

## Outside

## Parking

Allocated parking space.

## Communal Gardens

Access to well-maintained communal garden.

## Private Entrance

Private front door into open plan lounge.

## Lounge / Kitchen

Irregular Shaped Room 26' 6" MAX x 15' 2" MAX ( 8.08m MAX x 4.62m )

Front door into open plan lounge and kitchen, window to front aspect radiator, television point, telephone point.

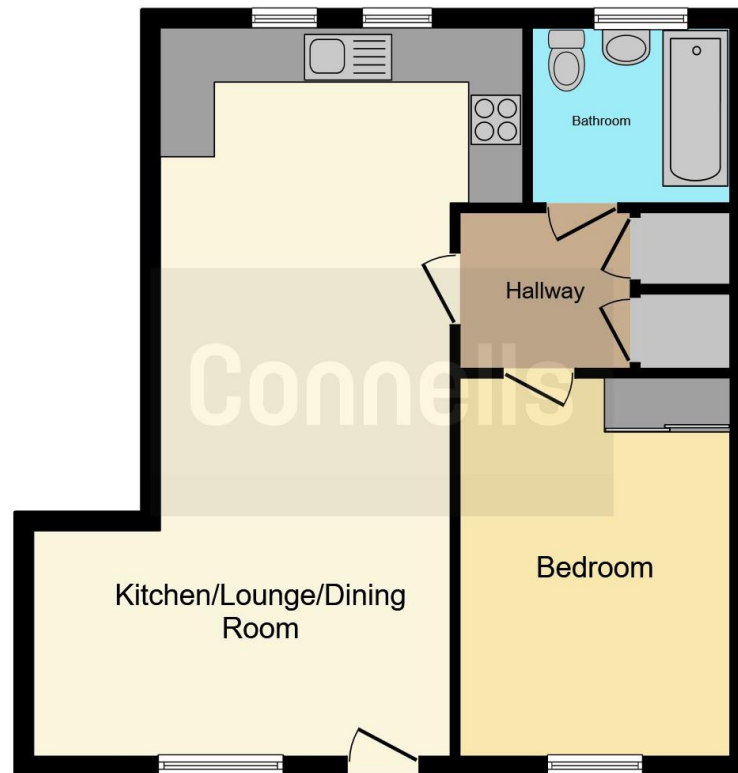












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)**

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314060](http://connells.co.uk/Property/WTF314060)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 2016. 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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