



3 Dali Court, 1 Ward Road, Watford, WD24 5FD

Guide price: £230,000 Leasehold

sewell &  
gardner



# About the property

Introducing a well presented one bedroom apartment situated in North Watford which is offered to the market chain free.

Upon entering the property, you are greeted by a light and airy entrance hall leading to a bathroom, two spacious storage cupboards, a double bedroom and an open plan kitchen/living area. The bathroom offers a shower over bath, heated towel rail and a neutral colour scheme. The double bedroom is generously sized currently hosting a king size bed with a large set of wardrobes and chest of drawers allowing ample storage space. The open plan living/kitchen area benefits from a fully integrated kitchen including dishwasher and washing machine, a convenient dining space and a cosy living area with a Juliet balcony.

Residents of Dali Court benefit from use of the communal park and allocated parking. Additionally, visitor spaces are available to accommodate friends and family when they come to visit. The apartment is also conveniently located close to a selection of supermarkets and a short distance to the M25 & M1.

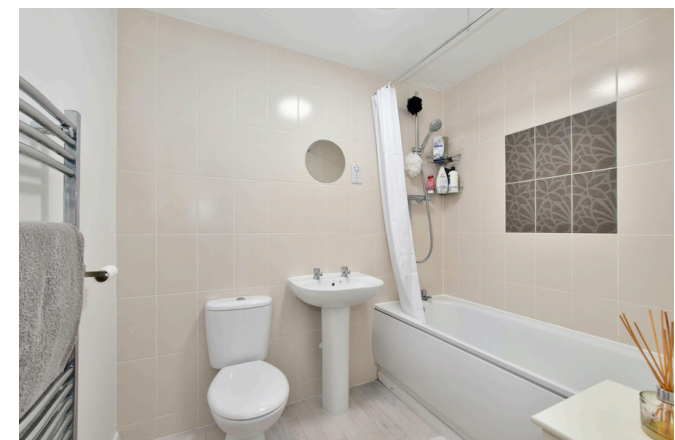
Local Authority: Watford Borough Council

Approximate floor area: 512 sq ft

Tenure: Leasehold (112 years remaining)

Ground rent: £200 per annum

Service charge: £138.55 per month

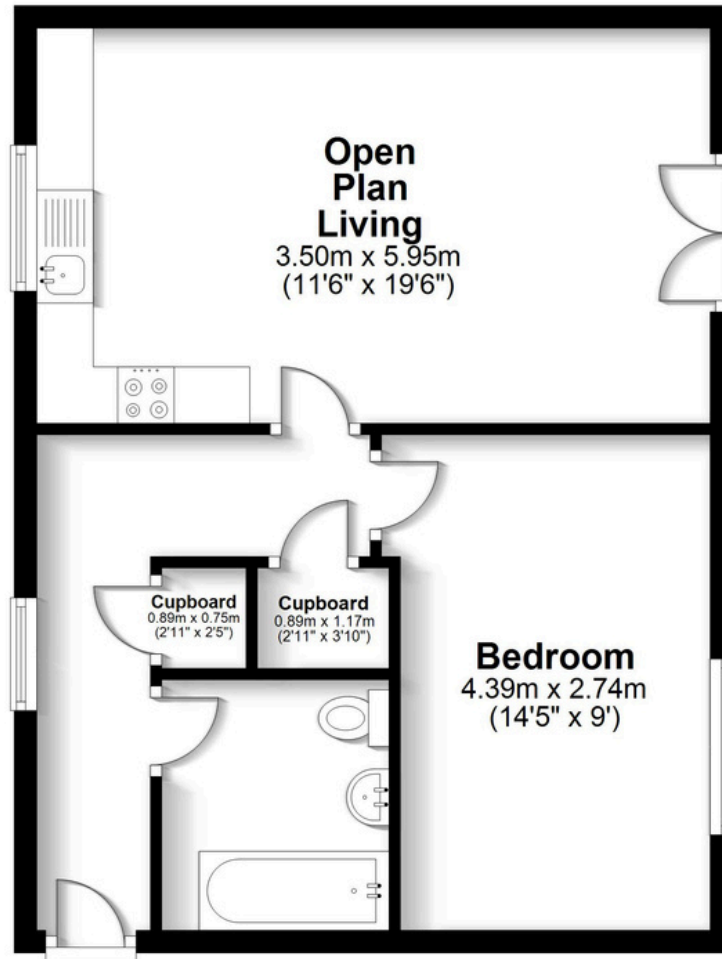


# Floorplan



## Ground Floor

Approx. 47.6 sq. metres (512.3 sq. feet)



Total area: approx. 47.6 sq. metres (512.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

# Area Information

Watford Town Centre has a variety of entertainment and retail options, including the Atria shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

- 1.9 miles to Watford Junction station
- 2.6 miles to Watford High Street
- Nearest Motorway: 1 mile to M25

Disclaimer - In accordance with The Estate Agents Act 1979 we must inform prospective purchasers that the vendor of this property is an employee of Sewell & Gardner.

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, The Partnership, & Woodward Surveyors. For financial services we recommend Severn Financial and one of our directors does have a vested interest in the business. We take an average referral fee of £90. We recommend these companies because we believe they offer an excellent service, however, you are not under any obligation to use them.

# Key features

- One bedroom
- Ground floor
- Chain free
- Juliet balcony
- Easy reach to M25 & M1
- Allocated parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

