



Dapple Court, 300 Croxley View, Watford, WD18 6AH

Guide price: £300,000 Leasehold

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About the property

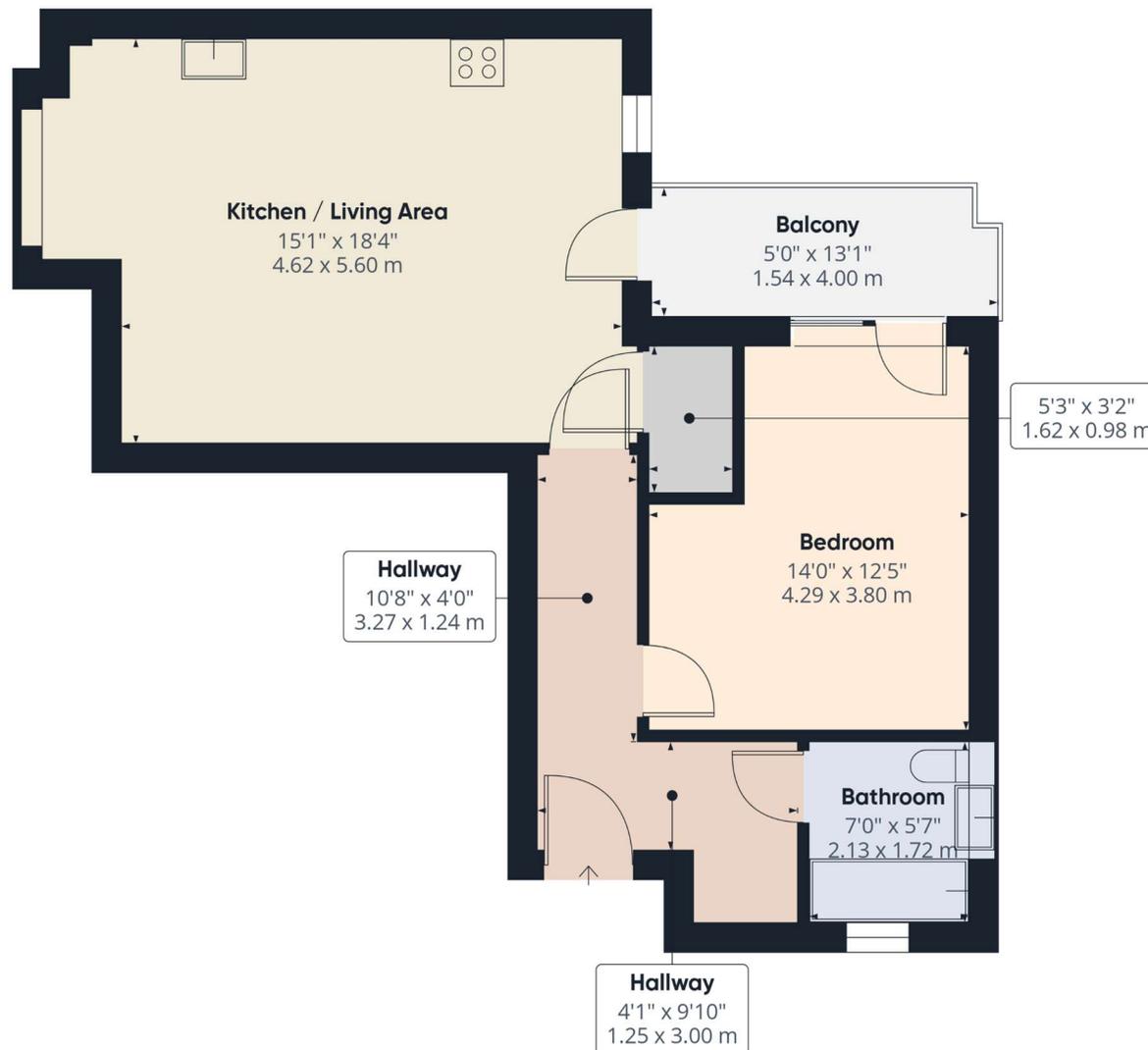
An exceptional top floor apartment, built just 3 years ago and presented in excellent condition throughout.

Located on the fifth floor, it features a sleek open-plan kitchen with integrated appliances, flowing into a bright living/dining area that opens onto a sun-drenched private balcony with stunning views across Watford. The spacious double bedroom also offers direct balcony access, while the fully tiled contemporary bathroom and generous storage cupboard add convenience.

The property benefits from one parking space, approximately 7 years remaining on the NHBC guarantee and a long lease of around 987 years.



- Top floor apartment
- Lift access
- Balcony
- Approx. 7 years remaining on NHBC guarantee
- Allocated parking space
- 987 years remaining on the lease



Approximate total area⁽¹⁾

628 ft²
58.4 m²

Balconies and terraces

66 ft²
6.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Watford Town Centre has transformed, with the redevelopment of the Atria shopping centre creating extra retail space, a large Cineworld Imax cinema, leisure complex and a vibrant new restaurant hub.

The area is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. There is also a variety of other leisure facilities including golf, football, tennis and cricket. There are many leisure and health clubs close by providing swimming and sports facilities and Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross.

The business climate is developing, and the business start-up rate is high in the area. Significant investment in the area has contributed to greater employment and this will continue to be the case as the re-development of the town centre is creating further employment opportunities.

Local Authority: Watford Borough Council

Council Tax: Band C

Approximate Floor Area: 628 sq ft

Current Service Charge: £758.34 pa

Lease Length: 987 years remaining

Nearest Station: 1.2 miles to Watford Station

Distance to Town Centre: 1.7 miles to Watford Town Centre

Nearest Motorway: 3.8 miles to Junction 5 of the M1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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