



Blake Court, Dodd Road, Watford

Guide Price £235,000

proffitt
& holt





Blake Court, Dodd Road

Watford



Offered for sale with NO UPPER CHAIN.

This well-presented and larger-than-average one-bedroom ground floor apartment offers bright, spacious living throughout and is ideal for first-time buyers, downsizers, or investors alike. The property has recently been re-decorated, creating a fresh and modern feel that is ready to move straight into. Additional benefits include a gas boiler, ensuring efficient heating, and an allocated parking space for convenience.

Internally, the entrance hall boasts window to side, two storage cupboards, as well as doors to all rooms. The generous living/dining area benefits from plenty of natural light with double Juliet doors and ample windows. The kitchen area is well-appointed with a range of built-in appliances, providing both practicality and a sleek finish. The double bedroom is a good size, while the bathroom is neatly presented and functional.

Externally, residents enjoy the benefits of well-maintained communal grounds. The development is thoughtfully landscaped with green spaces.

The property's prime location ensures easy access to both the M1 and M25 motorway links and several major supermarkets are a short distance away.



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The property is situated within the catchment area of several schools and close to local shops and amenities. Watford North train station runs an Abbey Line service between St Albans and Watford Junction, the latter providing fast and frequent services to London, Euston. For the road user, the M1 and M25 motorways can be reached, typically, within a drive of five/ten minutes.

Watford town centre provides extensive shopping, transport and entertainment facilities, including the Harlequin Watford Shopping & Leisure Centre, The Palace and Pumphouse theatres, Watford Colosseum, and numerous restaurants.



- Ground Floor Flat
- One Double Bedroom
- Juliet Double Doors from Sitting Room
- Open Plan Lounge/Dining Room
- Modern Fitted Kitchen with Appliances
- Large Bathroom
- Recently Decorated
- Allocated Parking
- Modern, Quiet Development
- Chain Free





GENERAL INFORMATION

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

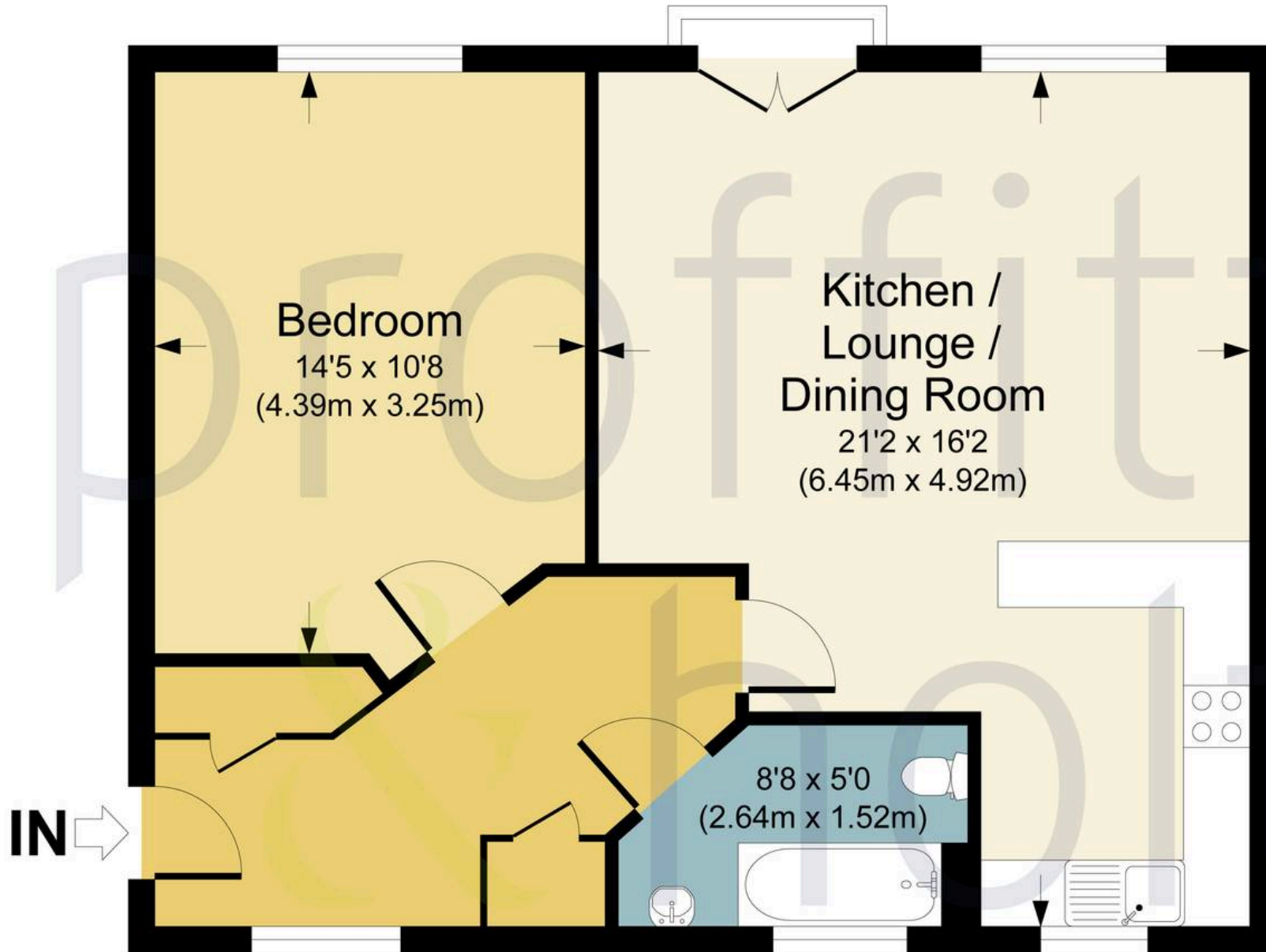
For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

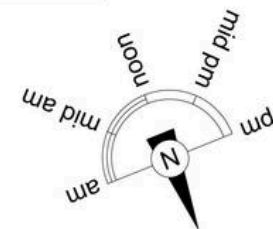




Ground Floor

BLAKE COURT, WD24

APPROX. GROSS INTERNAL FLOOR AREA 574.14 SQ FT / 53.34 SQ M
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Proffitt & Holt – Watford

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