

Connells

Morten Court Dodd Road
Watford

Morten Court Dodd Road
Watford WD24 5FN

for sale offers in excess of
£200,000







Property Description

** NO UPPER CHAIN ** ** INVESTMENT BUYERS ONLY - TENANT IN SITU ** Connells are pleased to bring this larger than average first 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 built in wardrobes, a contemporary bathroom suite and benefits from a long lease, allocated parking and access to communal gardens.

Ideal for 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.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal Entrance

Entrance Hall

Living/ Dining / Kitchen

Windows to side aspect, Juliet balcony television point, telephone point, radiator.

Modern fitted kitchen comprised of wall and base units, window to side aspect, stainless steel sink and drainer, work surfaces, tiling to walls, electric oven, gas hob with extractor hood, integrated washing machine, and fridge/freezer.

Bedroom One

Window to rear aspect, built in wardrobes, radiator.

Bathroom

Bath with mixer taps and shower attachment, pedestal wash hand basin, extractor fan, low level WC, shaver point, radiator.

Outside

Parking

Allocated parking space.

Communal Grounds

Well maintained communal gardens with children's playground.

















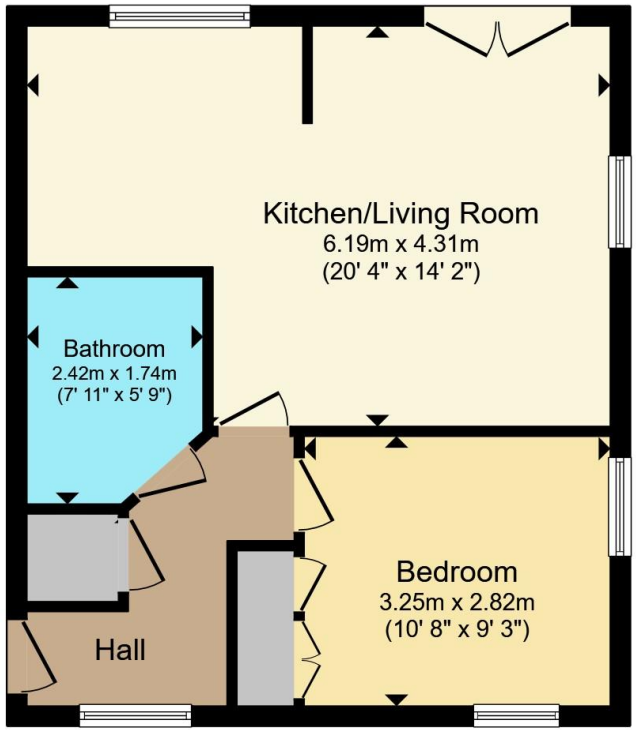

Total floor area 44.7 m² (482 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: C

Service Charge: 2439.28

Ground Rent: 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315090

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.

The Property Ombudsman

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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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