



**Connells**

Dali Court Ward Road  
WATFORD



## Property Description

Connells are delighted to offer this stylish and well-presented fourth-floor apartment, set within a sought-after development in North Watford.

The accommodation is thoughtfully arranged and comprises a bright open-plan living space, complemented by a modern, fully integrated kitchen, a generous double bedroom, and a contemporary bathroom suite. The property further benefits from allocated parking and access to well-maintained communal gardens, making it both practical and attractive.

An excellent choice for first-time buyers or investors, the apartment is superbly located for commuters, with North Watford and Watford Junction stations within walking distance, alongside easy access to the M1, M25 and A41. A range of local shops and amenities are close by, while Watford High Street and the Atria Shopping Centre are just a short drive away, offering an array of shops, restaurants, leisure facilities and entertainment.

For further information or to arrange a viewing, contact Connells today.

## Entrance Hall

Front door, window to side aspect, storage cupboards, radiator.

## Living Room / Kitchen

19' 6" x 11' 3" ( 5.94m x 3.43m )

Juliet balcony to front aspect, television point, telephone point, radiator.

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

## Bedroom One

14' 7" x 10' ( 4.45m x 3.05m )

Window to front aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

## Outside

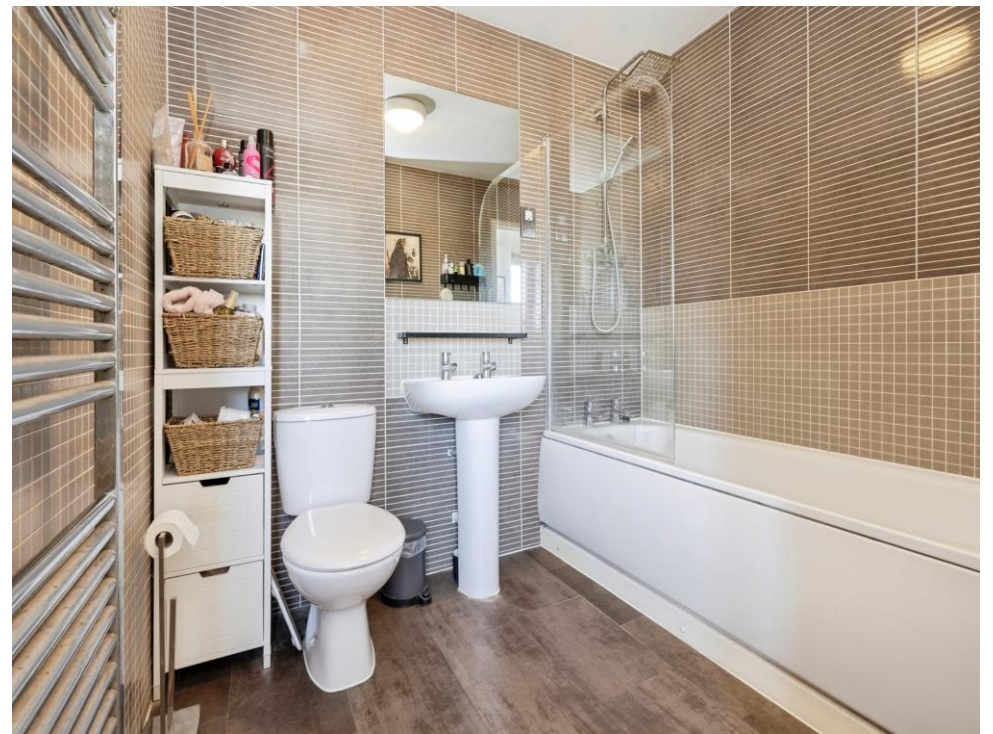
## Communal Gardens

Access to well-maintained communal garden.

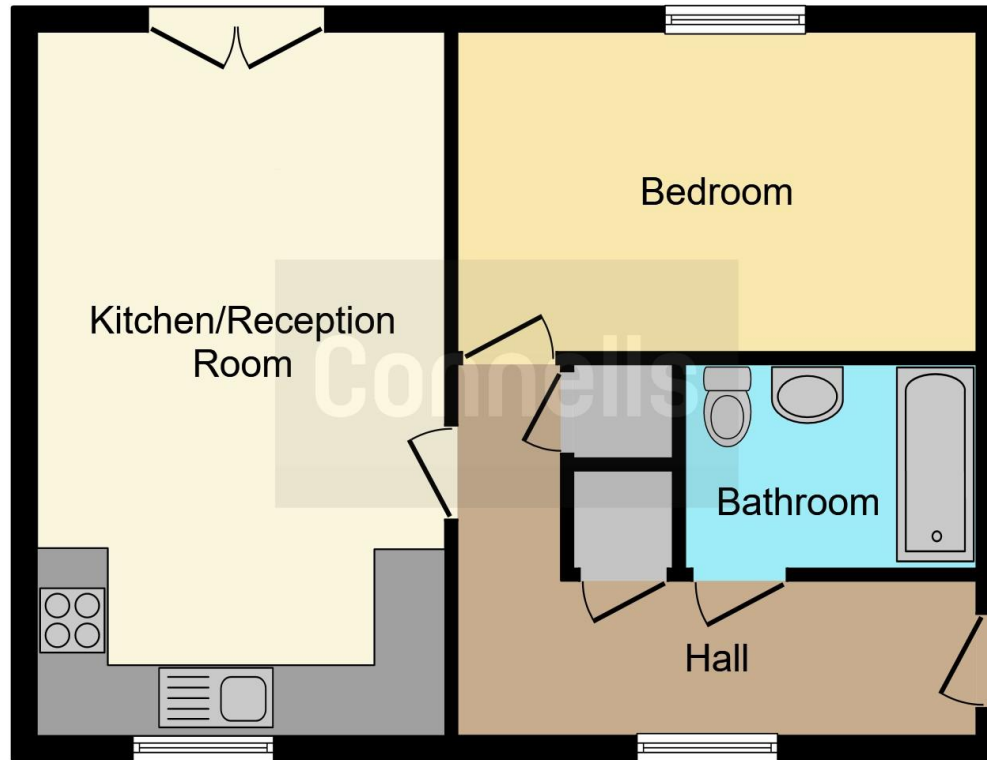
## Parking

One allocated parking space.









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)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax Band: C

Service Charge: 2760.00

Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF313927](http://connells.co.uk/Property/WTF313927)**

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.



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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