Connells

Constable Court Dodd Road
Watford

Constable Court Dodd Road
Watford WD24 5BY

for sale
£275,000

Property Description

** NO UPPER CHAIN ** Connells are delighted to present this well-maintained two-bedroom first floor apartment situated in a popular development in North Watford. Offering spacious and practical accommodation throughout, this attractive home is ideal for first-time buyers, professionals, investors, or those looking to downsize.

The property comprises a welcoming entrance hall with storage cupboard, a bright open-plan kitchen/lounge/dining room with Juliet doors and dual aspect windows overlooking the green allowing plenty of natural light, a fitted kitchen with breakfast bar and ample worktop and storage space, two generously sized double bedroom, and a modern bathroom and en-suite to the master bedroom.

Externally, the apartment benefits from well-maintained communal grounds and an allocated parking space.

Ideally located for commuters, the property offers excellent access to the M1 and M25 motorway networks, with Watford Junction Station providing direct links into London Euston. A range of local amenities, supermarkets, retail parks, leisure facilities and schools are all close by, while Watford town centre is just a short drive away.

Combining peaceful surroundings with excellent transport links and everyday convenience, this property presents a fantastic opportunity for a wide range of buyers.

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.

Entrance Hall

Storage Cupboard

Living Room / Kitchen

Bedroom One

En-Suite

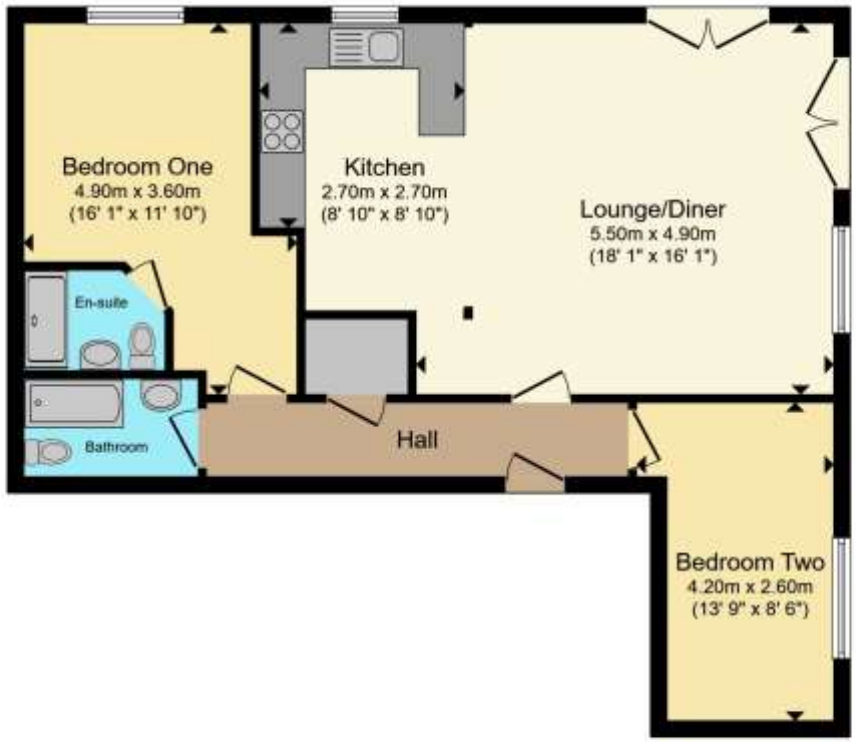
Bedroom Two

Bathroom

Outside

Parking

Communal Grounds



Total floor area 70.9 m² (763 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

T 01923 230 403
E watford@connells.co.uk

6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Council Tax Band: D

Service Charge: 2098.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315599

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.