



Connells

Pollock Court Dodd Road
Watford



Property Description

Connells are delighted to offer this well-presented second floor apartment located within a popular residential development in North Watford. The property is bright and airy throughout and comprises an open-plan living area with a modern integrated kitchen, a double bedroom with fitted wardrobes, and a contemporary bathroom suite. Additional benefits include allocated parking and access to well-maintained communal gardens.

Ideally suited to first-time buyers or investors, the apartment is conveniently positioned within walking distance of North Watford and Watford Junction stations, with excellent road links via the M1, M25 and A41. The area is well served by highly regarded schools, local shops and amenities, and is just a short distance from Watford High Street and the Shopping Centre, offering a wide range of retail, dining, leisure and entertainment facilities.

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

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

Bedroom One

Window to front aspect, fitted wardrobe, radiator.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Outside

Parking

Allocated parking space.

Communal Gardens

Access to well-maintained communal garden.

Communal Entrance

Entrance Hall

Front door, phone entry point, large storage cupboard, radiator, doors to all rooms.

Lounge / Kitchen

Open plan lounge and kitchen, Juliet balcony to front aspect, radiator, television point, telephone point.









Second Floor

Total floor area 47.0 m² (506 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:
 Awaited

Council Tax
 Band: C

Service Charge:
 2098.56

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315240

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

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WTF315240 - 0003