



Beall Court, Off Dodd Road, Watford

In Excess of £294,000

proffitt
& holt





BEALL COURT

Dodd Road, Watford

Immaculately presented two double bedroom, two bathroom first floor apartment built approximately 7 years ago on this attractive development.

The current owners have maintained the flat beautifully and have added a number of additional features such as high quality fitted wardrobes to both bedrooms, and Amtico flooring.

Another striking feature is the open views to the front over open playing fields and to the side, a lawned communal garden plus one allocated parking space.

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





BEALL COURT

Dodd Road, Watford

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.

- Two Bedrooms
- En suite Shower/WC
- Bathroom/WC
- Lounge/Dining Room
- Kitchen with integrated appliances
- Two Juliet Balconies
- Security Entryphone
- Double Glazed Windows
- Allocated Parking





For broadband and mobile speeds see:

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

General Information

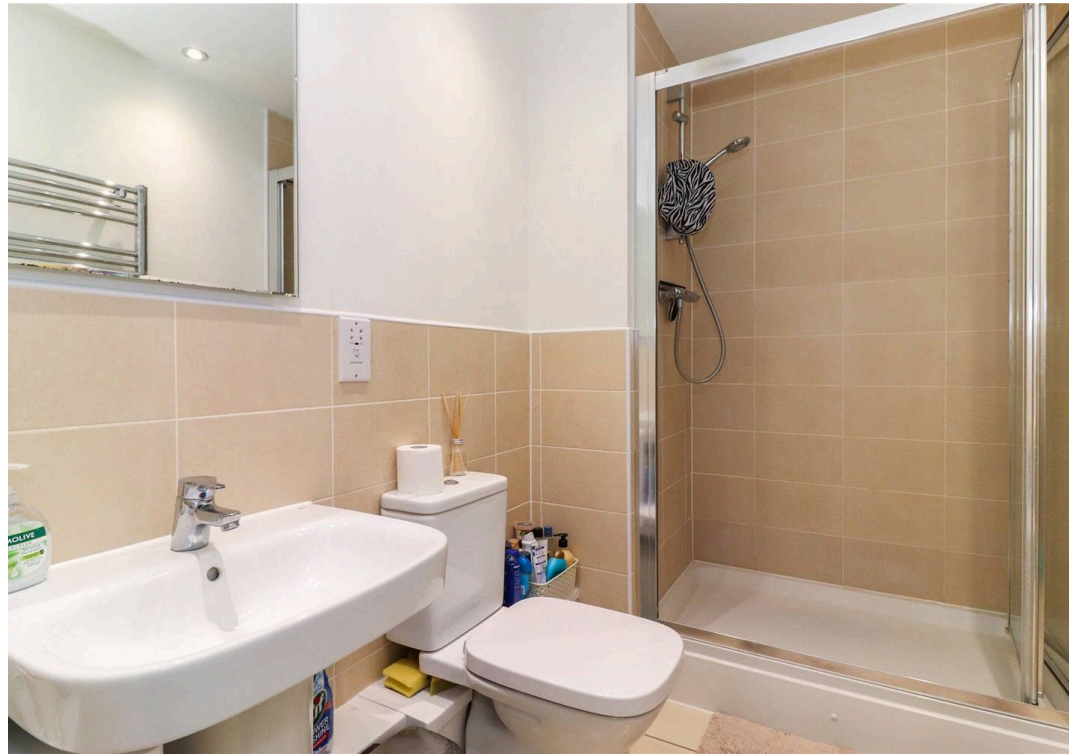
Services

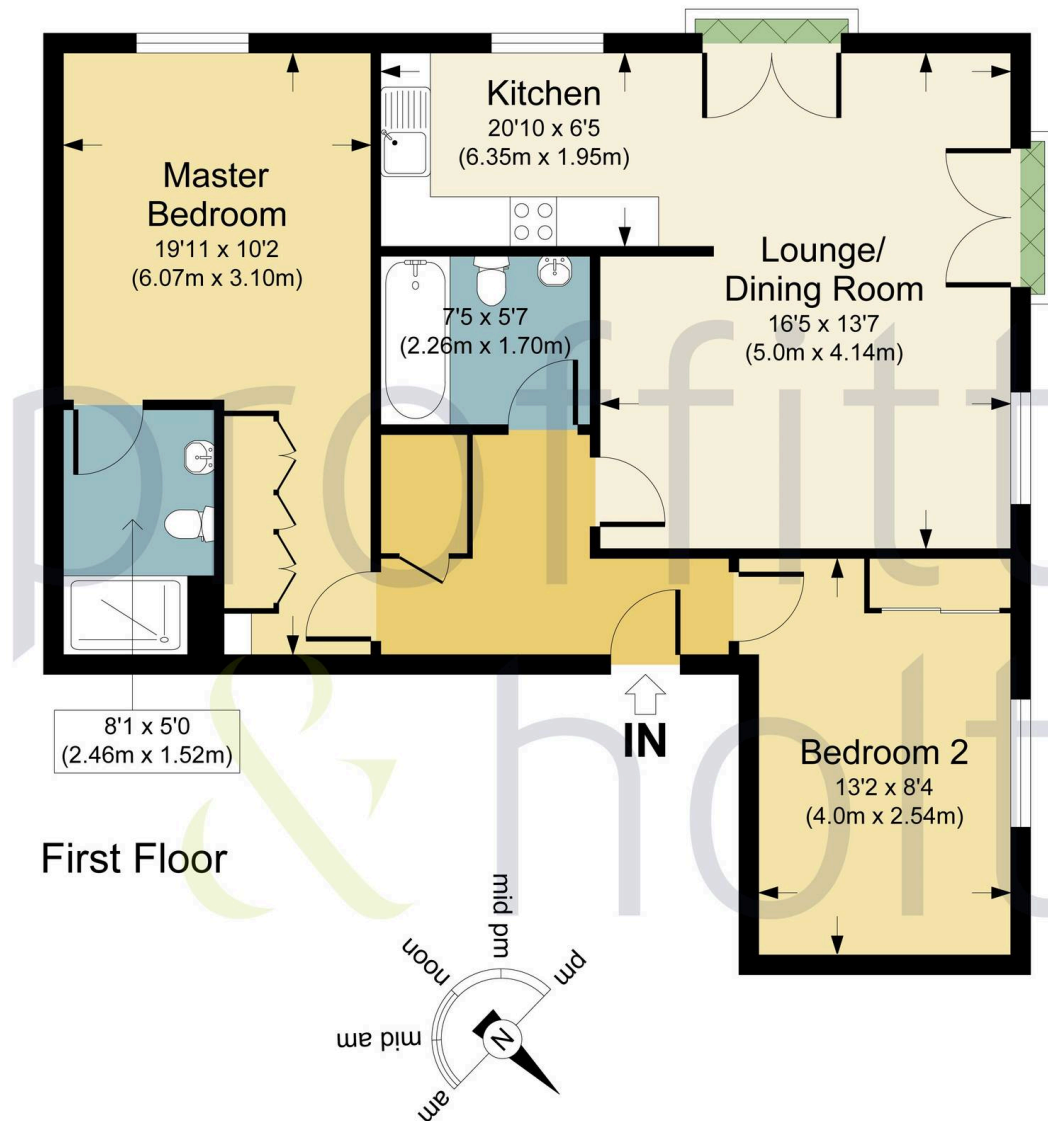
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







First Floor

BEALL COURT, WD24

APPROX. GROSS INTERNAL FLOOR AREA 706.75 SQ FT / 65.66 SQ M.

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