





AN IMMACULATE TWO DOUBLE BEDROOM FLAT WITH TWO BATHROOMS & ALLOCATED PARKING

This well presented second floor flat offers bright and spacious accommodation throughout and is perfectly situated to easily access an excellent choice of nearby schools and major road links M1, M25 and A41 – an ideal property for first time buyers, families and commuters.

Accommodation consists of an entrance hallway, double aspect reception room with two Juliet balconies, a modern fitted kitchen with integrated appliances, master bedroom with en-suite shower room, a second double bedroom and family bathroom.

Externally, there are well maintained communal gardens that include a children's play area. There is also an allocated parking space as well as a number of visitor's parking spaces.

Tenure: Leasehold



KEY FEATURES

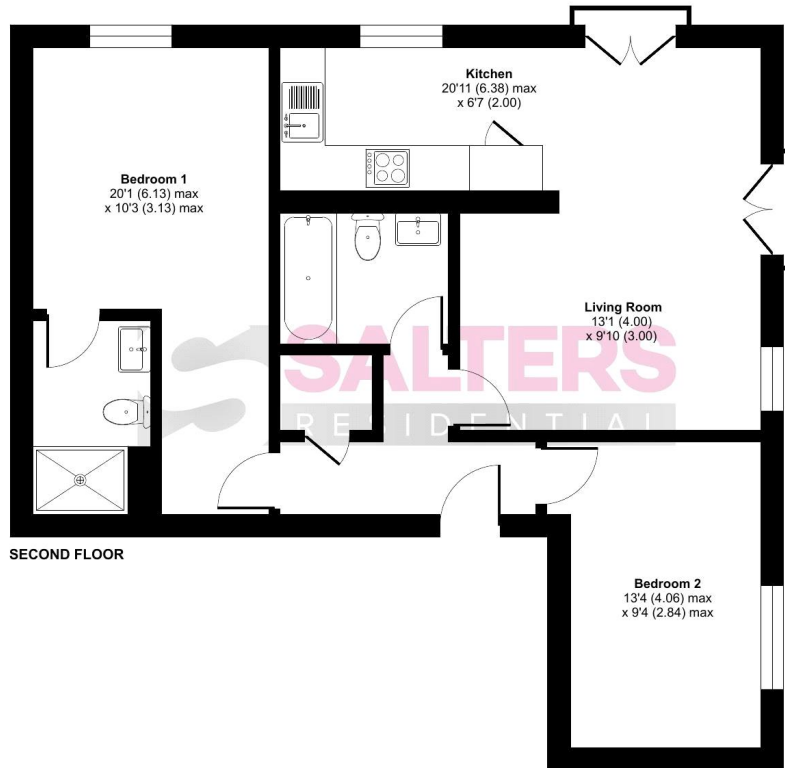
- Lease: 115 years remaining
- Service charge: £2100 per annum
- Ground rent: £391 per annum
- Two double bedrooms
- Two bathrooms
- Allocated parking plus visitors spaces
- Reception room with two Juliet balconies



Beall Court, 2A Dodd Road, Watford, WD24

Approximate Area = 728 sq ft / 67.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Salters Residential. REF: 1501666

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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