SALTERS RESIDENTIAL

GUIDE PRICE £282,500

BEALL COURT, DODD ROAD, WATFORD WD24 5FL

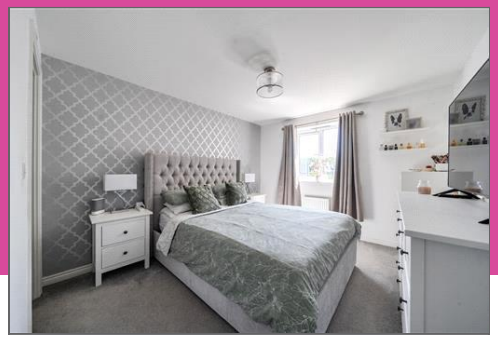
AN IMMACULATE TWO DOUBLE BEDROOM FLAT WITH TWO BATHROOMS & ALLOCATED PARKING

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

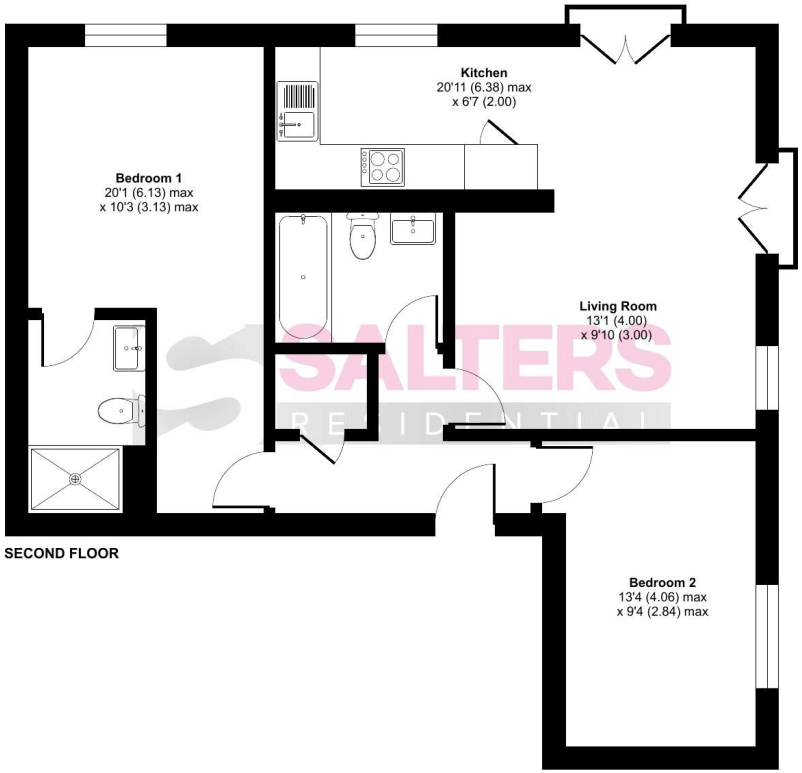
- Lease: 115 years remaining
- Reception room with two Juliet balconies
- Views over playing fields
- Immaculate condition
- Two double bedrooms
- Two bathrooms
- Allocated parking plus visitors spaces



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). Produced for Salters Residential. REF: 1501666

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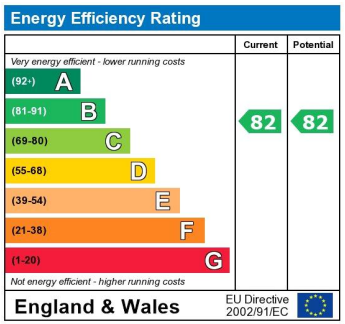

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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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.