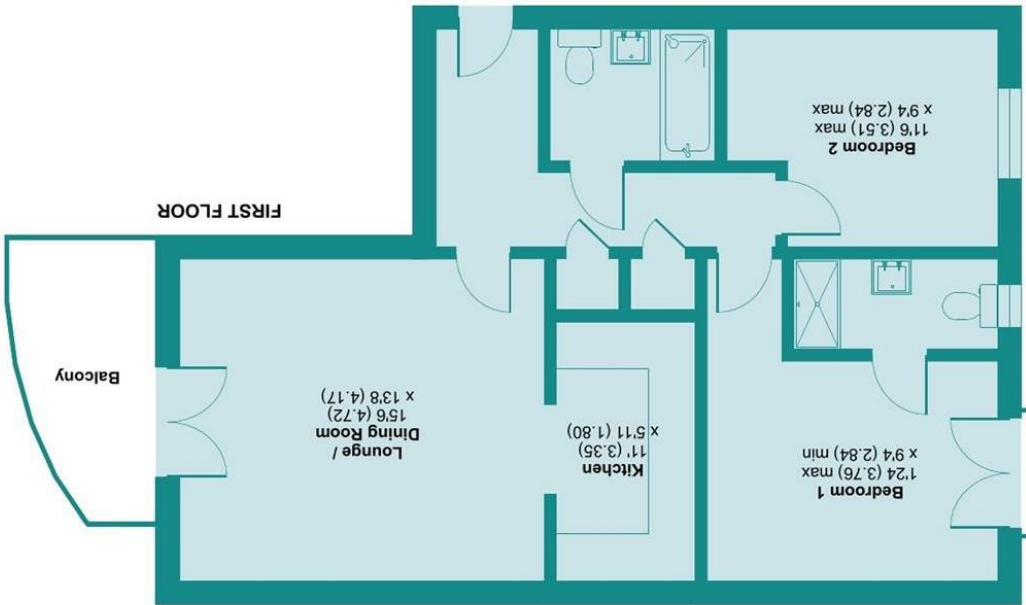


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (Incorporating International Property Measurement Standards (IPMS2 Residential)). © ncbcom 2025. Produced for James Estate Agents. REF: 1258072



Raven Close, Watford, WD18 7DG

Approximate Area = 699 sq ft / 65 sq m

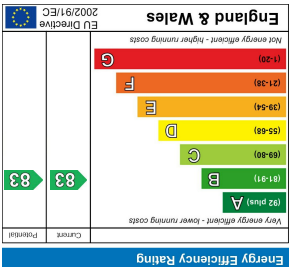
For identification only - Not to scale

LOCAL AUTHORITY
Watford Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE
£325,000
RAVEN CLOSE
, WATFORD, WD18 7DG

PROPERTY SUMMARY

NO UPPER CHAIN. An immaculately presented two double bedroom first floor apartment. Decorated in a modern contemporary style. Benefitting from a good size balcony, en-suite shower room, gas central heating and double glazing. Lease 112 years remaining. Ground Rent £300 per year. Service Charge £1,666.20 . Ideally located close to Croxley and Watford business parks and a 5 minute drive to Watford town centre. Approx 11 min walk to Watford Metropolitan line providing excellent links to Central London. Surrounded by countryside, walks and schools. Ideal for commuters and young families.

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