



Connells

Pratchett Court Raven Close
Watford



Property Description

Connells are delighted to bring this well-presented first floor apartment to the market that is situated in a modern development in Watford. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and family bathroom suite. Benefits include a long lease, an additional en-suite, a private balcony and Juliet balcony, ample storage space, allocated off-street parking, additional visitor bays as well as access to the well-maintained communal gardens and play area.

Ideal for first time buyers and investors, the property is conveniently situated within close proximity to several transport links including being a 10 minute walk to Watford Metropolitan line, Watford Junction Station as well as the M25, M1 and A41 motorways. There are a variety of well-regarded schools within catchments including the Watford Grammar Schools. The property is also close to Cassiobury Park, the Grand Union Canal, and several supermarkets only approximately as well as being 1.3 miles from Watford Town Centre offering many facilities including the Intu Shopping Centre, imax cinema, bowling, numerous restaurants, and a theatre.

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

Entrance Hall

Front door, storage cupboard, cupboard housing hot water tank, radiator, phone entry

system.

Lounge

15' 2" x 15' 6" (4.62m x 4.72m)

Window to side aspect, door to balcony to rear aspect, television point, telephone point, radiator.

Kitchen

12' 3" x 5' 11" (3.73m x 1.80m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, stainless steel sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer. tiled flooring.

Bedroom One

13' 7" x 12' (4.14m x 3.66m)

Juliet balcony to front aspect, radiator, door to en-suite.

En-Suite

Window to front aspect, shower cubicle, WC, wash hand basin.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)

Window to front aspect, radiator.

Bathroom

Bath with mixer taps and shower

attachement, WC, wash hand basin, radiator, extractor, tiled.

Outside

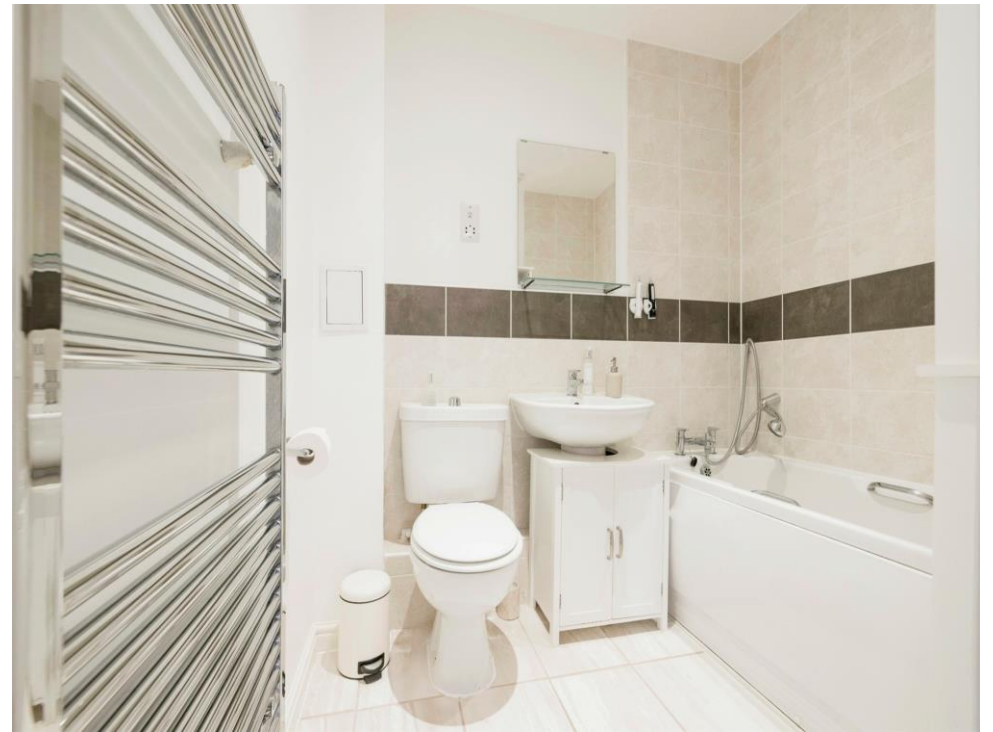
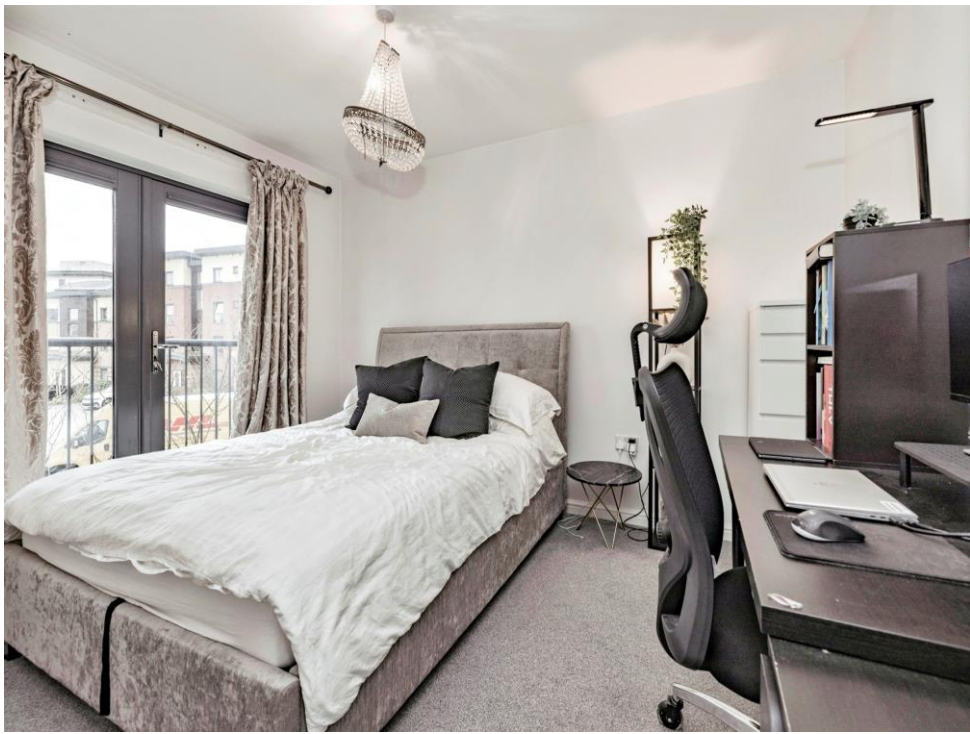
Parking

Allocated parking and visitor bays.

Communal Gardens

Well-maintained communal gardens and playarea.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF313235

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. 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.



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