



Connells

Wynne Court Raven Close
Watford

Wynne Court Raven Close Watford WD18 7DA

for sale offers in excess of
£325,000



Property Description

**** NO UPPER CHAIN ****

Connells are delighted to bring this well presented first floor purpose-built apartment to the market that is situated on a popular development in West Watford. With plenty of natural light throughout, the property comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and a family bathroom. Benefits include a long lease, an additional en-suite, a private 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 Atria 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, phone entry system, storage

cupboards, radiator.

Living Room

15' 7" x 13' 7" (4.75m x 4.14m)

Window to side aspect, balcony access, television and telephone point, radiator.

Kitchen

10' 10" x 5' 11" (3.30m x 1.80m)

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

Bedroom One

13' 7" MAX x 12' 4" MAX (4.14m MAX x 3.76m MAX)

Juliet balcony to side aspect, radiator, television point, access to en suite.

En-Suite

Window to side aspect, Shower cubicle, WC, hand wash basin, heated towel rail.

Bedroom Two

11' 4" MAX x 9' 2" MAX (3.45m MAX x 2.79m MAX)

Window to side aspect, television point, radiator.

Bathroom

Bath with mixer taps, WC, wash hand basin, heated hand towel rail.

Outside

Private Balcony

Communal Grounds

Well-maintained communal grounds with playarea.

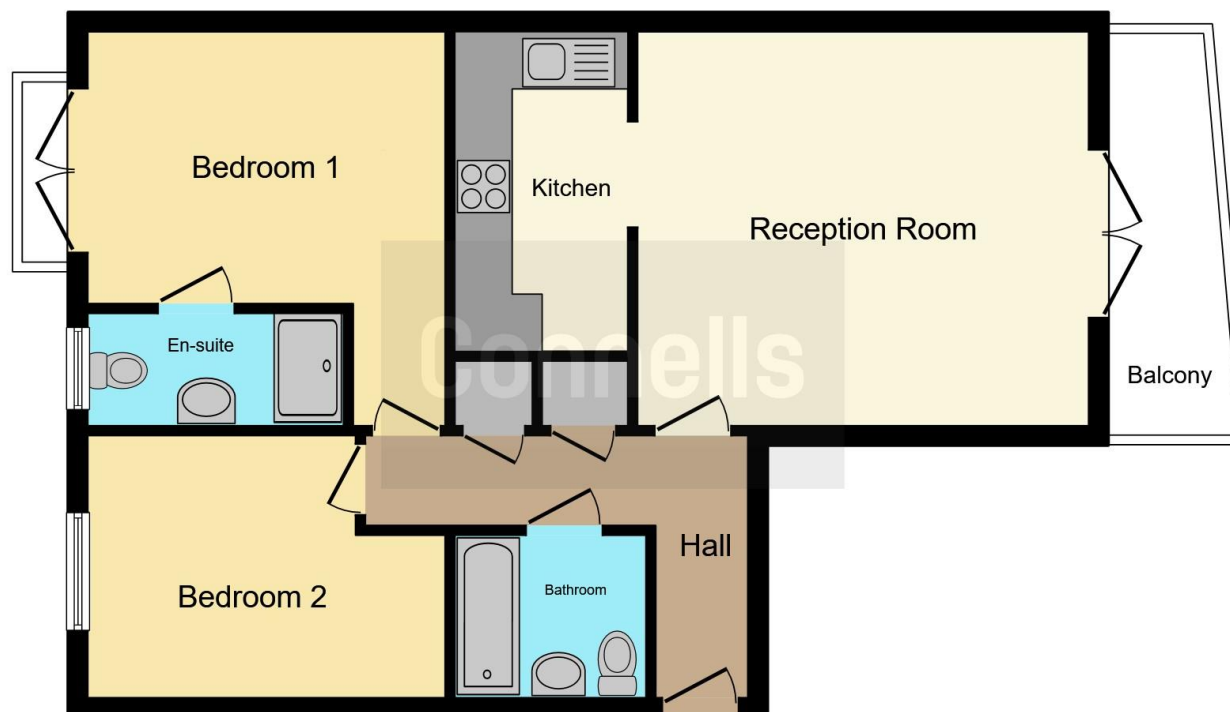
Parking

One allocated parking bay, additional visitor bays.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01923 230 403
E watford@connells.co.uk

6 The Parade
 WATFORD WD17 1AA

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1964.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314154

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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