



Connells

Pratchett Court Raven Close
Watford

Pratchett Court Raven Close Watford WD18 7DB

for sale offers in excess of
£325,000



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 with only 3 other flats within the block. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two double bedrooms and family bathroom suite. The property has been redecorated throughout and benefits from new carpets throughout, a private balcony, a long lease, an additional en-suite, 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, surgery and several supermarkets only approximately as well as being 1.3 miles from Watford Town Centre offering many facilities including the 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, radiator.

Living Room

18' 3" MAX x 11' 11" MAX (5.56m MAX x 3.63m MAX)

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

Kitchen

9' 10" x 6' 7" (3.00m x 2.01m)

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

Bedroom One

14' 2" MAX x 11' 6" MAX (4.32m MAX x 3.51m MAX)

Window to rear aspect, radiator, door to en-suite.

En-Suite

WC, hand wash basin, shower cubicle, heated hand towel rail.

Bedroom Two

10' 10" x 10' 5" (3.30m x 3.17m)

Window to front aspect, radiator.

Bathroom

WC, hand wash basin, bath with mixer taps and shower attachment, heated hand towel rail.

Outside

Balcony

Decking area.

Parking

Residential parking bays.

Communal Grounds

Access to well-maintained communal grounds.









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

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 2000.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF314044

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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