



**Ravenscroft, Watford**

Offers in Region of **£210,000**

proffitt  
& holt





## Ravenscroft

### Watford

"This well-presented ground floor one-bedroom maisonette combines comfort and practicality, making it an excellent choice for first-time buyers, downsizers, or investors.

Located in a quiet residential area, the property benefits from direct access to meticulously maintained communal gardens.

Upon entering, you are greeted by an entrance hall that leads to all primary rooms. The spacious lounge is illuminated by large windows, creating a bright and welcoming atmosphere. The kitchen is well-equipped with ample storage and countertop space, designed for efficiency and ease of use. The bedroom is generously sized, offering a peaceful retreat with sufficient storage solutions to maintain a tidy environment. The shower room is fitted with a walk-in shower, washbasin, and WC, providing a clean and contemporary space for daily use.

Additionally, the property includes ample parking, ensuring convenient parking for both residents and visitors.

Its location offers easy access to local amenities, transport links including just minutes walk of Garston (Abbey Line) train station, and recreational areas, making this maisonette a desirable place to live.

For further information or to arrange a viewing, please contact Proffitt & Holt today!"





## Ravenscroft

Watford

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Direct garden access
- Quiet residential area
- Ground floor maisonette
- Close to amenities
- Well-equipped kitchen
- Ample parking
- Spacious lounge
- One bedroom
- Modern shower room





for broadband and mobile speeds see; <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## General Information

### Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

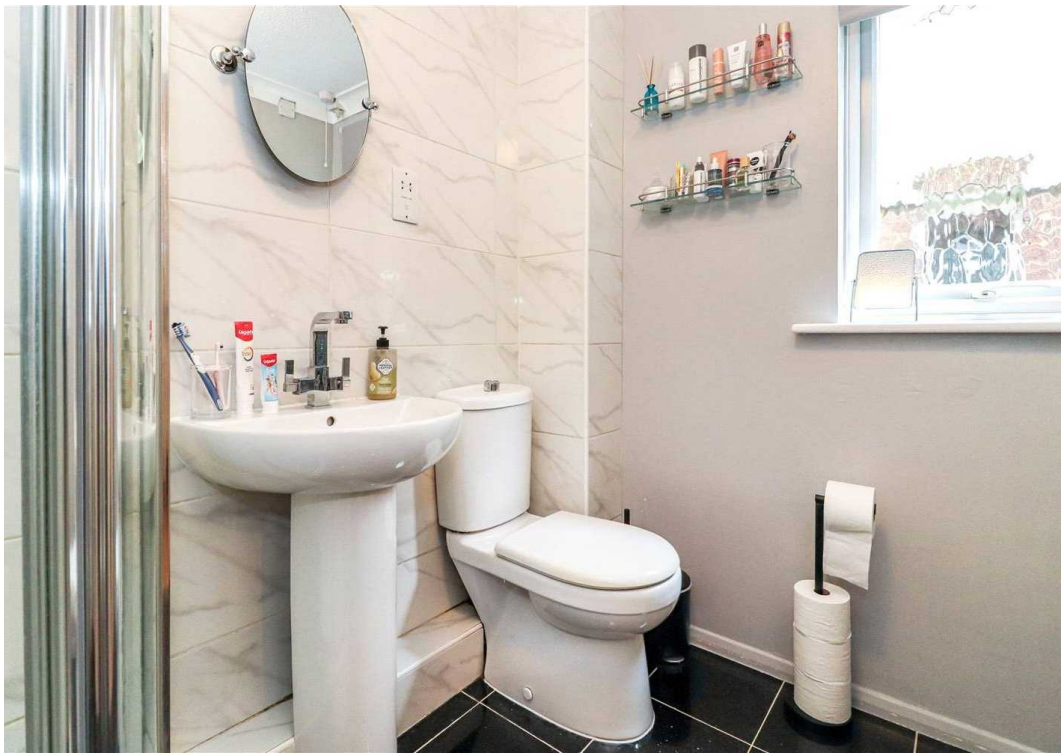
### Tenure is Leasehold

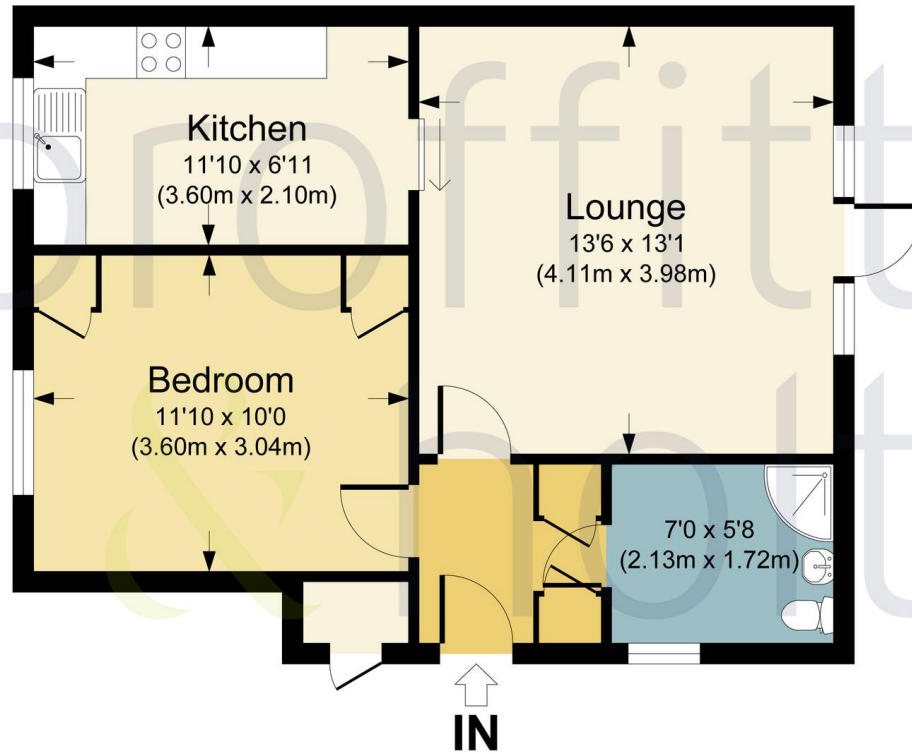
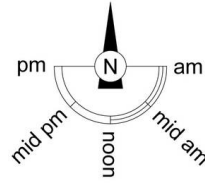
Lease: 125 years from 25/12/1985.

Ground Rent: £94.91 p.a.

Service Charge: £1,250 p.a.







Ground Floor

RAVENSROFT, WD25

APPROX. GROSS INTERNAL FLOOR AREA 471.02 SQ FT / 43.76 SQ M  
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## Proffitt & Holt – Watford

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