



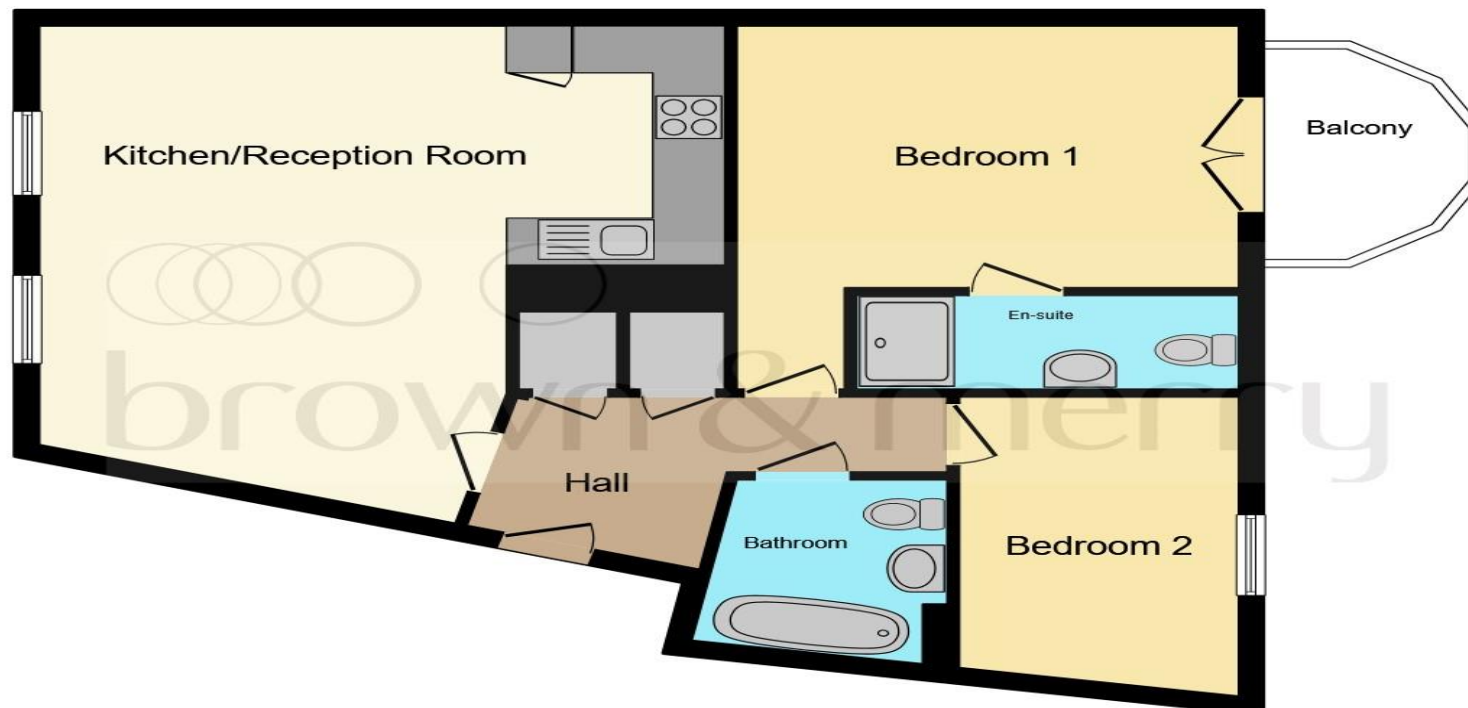
Fountain Court, Raven Close, Watford, WD18 7DG

welcome to

Fountain Court Raven Close, Watford

A beautifully refurbished first-floor 2-bedroom flat on Raven Close featuring a modern kitchen/lounge, a spacious main bedroom with en-suite and balcony, a bright second bedroom, a sleek bathroom, allocated parking, and just 0.7 miles from Watford Metropolitan Station.





Entrance Hall

Kitchen/Lounge

18' 10" to max x 18' 9" to max (5.74m to max x 5.71m to max)

Bedroom 1

15' 2" to max x 13' 8" (4.62m to max x 4.17m)

En Suite

8' 2" x 3' 10" (2.49m x 1.17m)

Balcony

Bedroom 2

12' 6" x 8' 2" (3.81m x 2.49m)

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

Total Floor Area (from the EPC)

65 Square Metres

Disclaimer

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

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

welcome to

Fountain Court Raven Close, Watford

- 2-Bedroom First Floor Flat
- En-suite to Master Bedroom
- Balcony
- Allocated Parking
- Good Condition Throughout

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2400.00

Ground Rent: 300.00

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 Leasehold packs.

112 Years Left on The Lease!

£335,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF104646](https://www.brownandmerry.co.uk/Property/WAF104646)



Property Ref:
WAF104646 - 0007

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