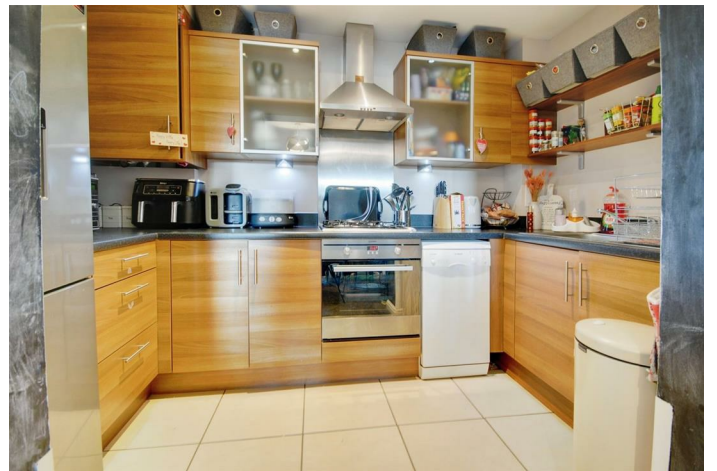
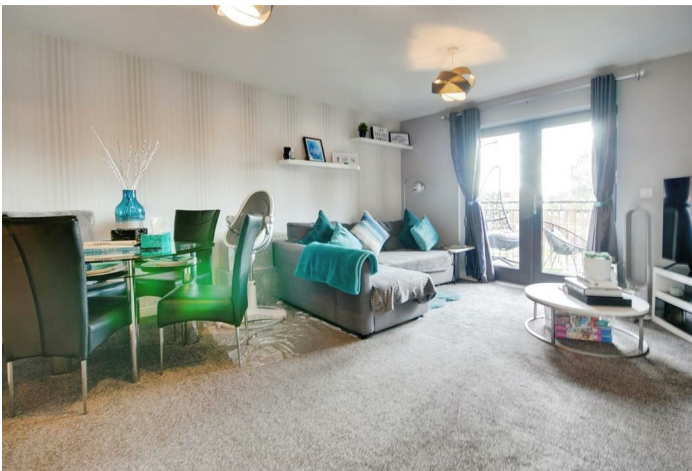


LEASEHOLD



Apartment (EPC Rating: B)

FOUNTAIN COURT, 21 RAVEN CLOSE,
WATFORD, WD18 7DG

£340,000

2 Bedroom Apartment located in Watford

An immaculately presented two double bedroom first floor apartment. Decorated in a modern contemporary style Benefitting from a good size balcony, en-suite shower room, gas central heating and double glazing. Energy rating B

Full Description

Key features

First Floor Hallway Lounge/diner Balcony Modern Kitchen Two Double Bedrooms Modern Bathroom En-suite Shower Room GCH & DG Allocated Parking Space

Full description

Ideally located close to Croxley and Watford business parks and a 5 minute drive to Watford town centre. 11 min walk to Watford Metropolitan line and opposite the planned Ascot Road Metropolitan line, providing excellent links to Central London. Surrounded by countryside, walks and schools. Ideal for commuters and young families

From the communal entrance door with stairs to the upper floors, via an intercom system. Through the private entrance door into the hallway which has doors to the lounge/diner, bathroom and two bedrooms. Cupboard housing hot water cylinder and storage/cloaks cupboard.

The bright and airy lounge is complimented by double French doors opening out onto a good size balcony. Providing an outside space with room for a bistro style table and chairs. Opening to the kitchen which comprises of a range of wall and base units, stainless steel sink and drainer unit,, integrated washer dryer, integrated oven with inset gas hob above, extractor hood, space for slimline dishwasher, space for upright fridge freezer, wall mounted boiler concealed inside a cupboard and ceramic tiled flooring.

The main bathroom comprises of a white suite to include a WC, pedestal wash basin , panel enclosed bath with mixer tap and hand held shower attachment, part tiled walls, ceramic tiled flooring, heated towel rail radiator and extractor fan.

The master bedroom has double doors which open inwards to reveal a Juliette style balcony over looking the rear aspect. Door into the en-suite shower room which has a double length built in shower cubicle, pedestal wash basin, WC, pedestal wash basin and window to the rear aspect. Part tiled walls and heated towel rail radiator.

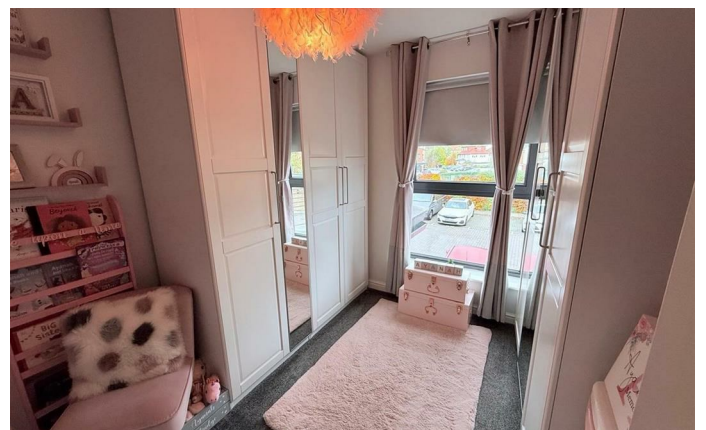
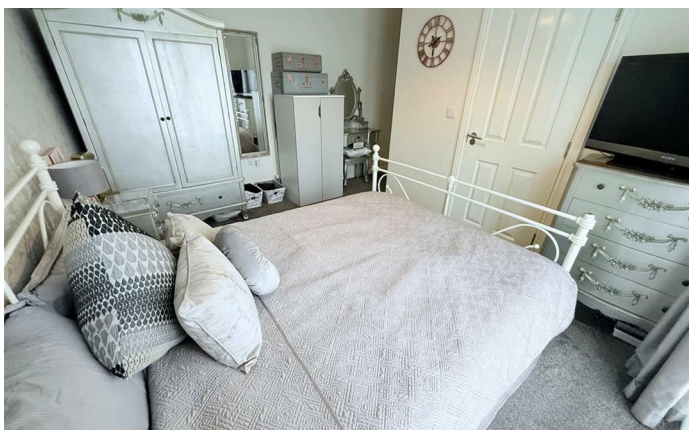
Bedroom two easily accommodates a double bed with room for a wardrobe and drawer units. Double glazed window to the rear aspect.

Outside are well maintained communal gardens, laid to lawns, flower and shrub borders, play area and an allocated parking space also visitors parking.

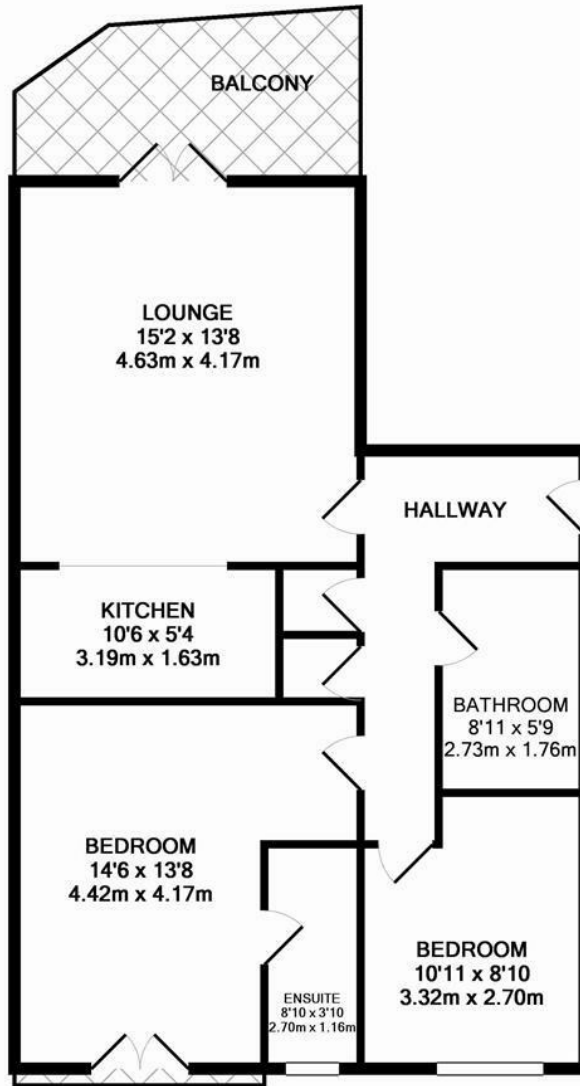
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Lease :114 years remaining
Service charge £149.82 pcm
Ground Rent £300.00 per annum

The vendor has provided us with this information and we have seen no documented evidence to support this.



WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD



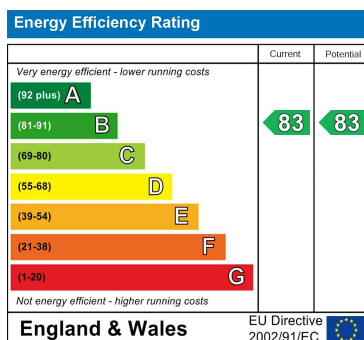
FOUNTAIN COURT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the