

Connells

Fountain Court Raven Close
Watford

Fountain Court Raven Close
Watford WD18 7DG

for sale
£320,000







Property Description

Connells are pleased to present this well-presented, second-floor corner apartment, ideally located within a sought-after development in West Watford. Finished in a neutral décor throughout, the property offers a bright and spacious open-plan living area leading into a modern fitted kitchen, two generous double bedrooms, and a stylish family bathroom. The principal bedroom also benefits from a private en-suite.

Further highlights include a long lease, a private balcony, ample built-in storage, allocated off-street parking, and additional visitor spaces. Residents also enjoy access to attractive communal gardens and a children's play area.

Perfectly suited for first-time buyers and investors alike, the property is conveniently positioned just a 10-minute walk from Watford Metropolitan Line station, with excellent road links via the M25, M1, and A41, and easy access to Watford Junction. The area is well served by a selection of highly regarded schools, including the Watford Grammar Schools.

Leisure and amenities are close by, with Cassiobury Park and the Grand Union Canal nearby, a range of supermarkets, Watford Town Centre is approx. 1.3 miles away, offering an extensive selection of shops, restaurants, entertainment facilities.

Agents Note:Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded

Entrance Hall

Front door, phone entry system, two storage cupboards, radiator.

Living Room / Kitchen

Windows to side aspect, television and telephone point, radiator.

Fitted kitchen comprised of wall and base units with work surfaces and splash-backs to complement, sink with drainer, electric oven, gas hob with extractor hood, integrated washing machine and dishwasher, space for fridge/freezer.

Bedroom One

Door to balcony area, radiator, door to en-suite.

En-Suite

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

Bedroom Two

Windows to side aspect, radiator.

Bathroom

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

Outside

Private Balcony Area

Communal Grounds

Well maintained communal grounds & play area.

Parking

One allocated parking bay, additional visitor bays.







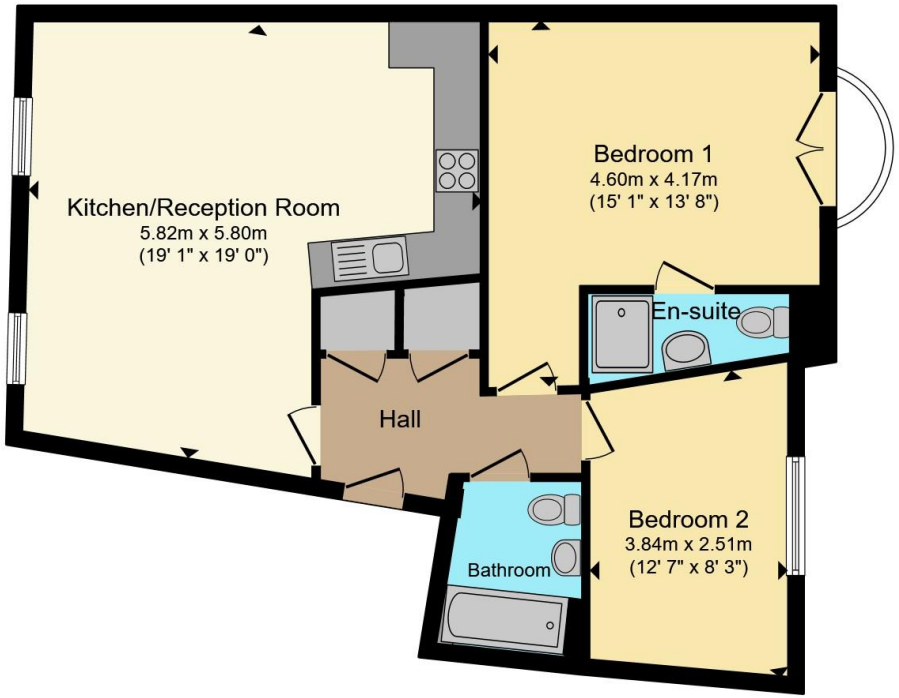







PELOTON


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Second Floor

Total floor area 69.5 m² (748 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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6 The Parade
WATFORD WD17 1AA

EPC Rating: C

Council Tax Band: C

Service Charge: 1967.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315269

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

The Property Ombudsman

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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.

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