

LEASEHOLD



Apartment (EPC Rating: B)

2 RAVEN CLOSE, WATFORD, WD18
7DB

£310,000

2 Bedroom Apartment located in Watford

Located in the sought-after Raven Close development, this modern third-floor apartment offers a superb combination of space, style and convenience. Built in 2013 on the historic site of a former fire station beside the Grand Union Canal, the property enjoys a peaceful setting surrounded by greenery while remaining close to Watford's vibrant town centre. Extremely reasonable Service Charge, Chain Free and Long Lease making Pratchett Court a great value purchase.

This well-designed two-bedroom apartment features bright, contemporary interiors and a practical layout ideal for modern living. Residents benefit from gas central heating, excellent storage and a well-maintained communal environment.

Lounge

Size: 15'9"×13'6" (4.79m×4.11m)

A spacious and inviting living area with ample room for both seating and dining. Large windows fill the space with natural light, creating a warm and welcoming atmosphere — perfect for relaxing or entertaining.

Kitchen

Size: 10'10"×7'1" (3.29m×2.15m)

Stylish and well-equipped, the kitchen includes modern fitted units, integrated appliances and generous worktop space. The boiler has just been serviced. The semi-open layout connects seamlessly to the lounge, enhancing the sense of flow and practicality.

Bedroom1

Size: 14'2"×12'1" (4.31m×3.68m)

A spacious principal bedroom with plenty of room for wardrobes and furniture. It benefits from a private ensuite shower room, adding comfort and convenience.

Ensuite

Size: 8'4"×4'4" (2.54m×1.32m)

Modern and neatly finished, featuring a shower, wash basin and WC.

Bedroom2

Size: 12'1"×9'2" (3.68m×2.78m)

A versatile second bedroom ideal for guests, a home office or nursery. Bright and

well-proportioned.

Bathroom

Size: 10'10"×5'9" (3.31m×1.16m)

A contemporary family bathroom with a full suite including bath, basin and WC, finished in neutral tones.

Storage

The hallway includes a useful cupboard and airing cupboard, providing practical storage for household essentials.

Outside there are lovely open views stretching towards Cassiobury Park and on the development are well maintained communal gardens, flower and shrub borders, play area and an allocated parking space also visitors parking.

- Lease: 110 years remaining
- Service Charge: £1,967.94 per annum which includes Buildings Insurance
- Ground Rent: £300 per annum
- Council Tax: Watford Borough Council – Band C

All information has been provided by the vendor. We have not seen documentary evidence to verify these details.

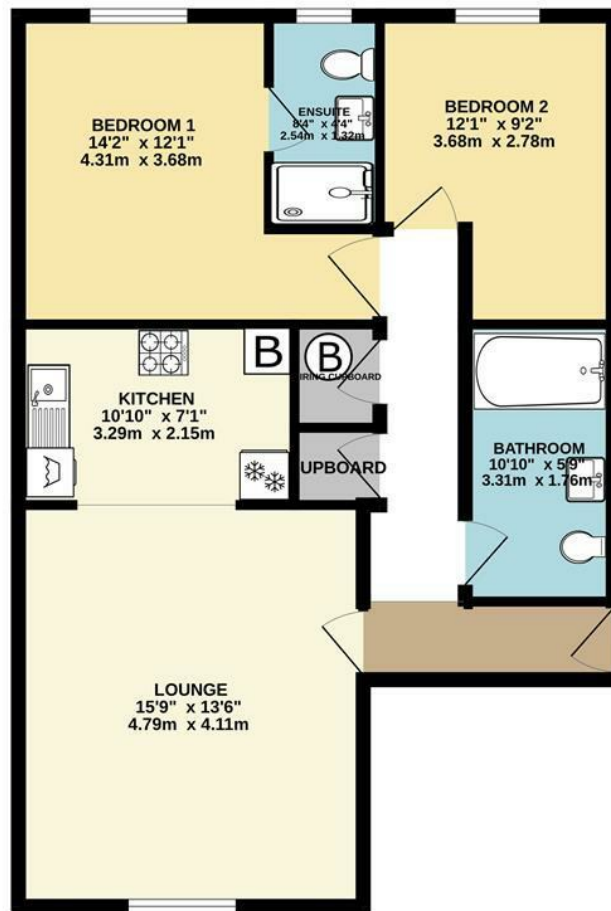
Location Highlights

Set moments from the Grand Union Canal, residents can enjoy scenic walks and tranquil surroundings. Watford's bustling town centre, Harlequin Shopping Centre and Clarendon Road's business district are all within easy reach, while Watford Junction Station offers fast trains to London Euston in around 20 minutes — ideal for commuters. Excellent road links via the M1, M25 and A41 connect to wider Hertfordshire and beyond.



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GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



2 BED THIRD FLOOR APARTMENT

TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.

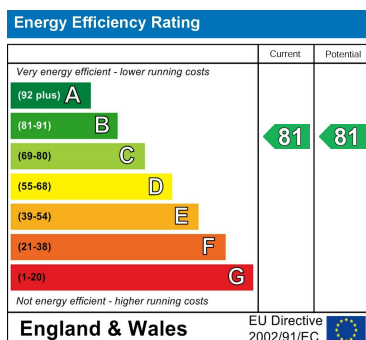
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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