



Connells

Pratchett Court Raven Close
Watford



Property Description

Connells are pleased to offer this well-presented first-floor apartment, set within a modern and popular development in Watford. The accommodation comprises a spacious reception room, a contemporary fitted kitchen, two generous bedrooms and a modern family bathroom, with the added benefit of an en-suite to the master bedroom.

Further highlights include a private balcony area, ample storage throughout, allocated off-street parking, additional visitor parking, and access to well-maintained communal gardens and a children's play area.

An ideal purchase for first-time buyers and investors alike, the property is conveniently located close to excellent transport links, including Watford Metropolitan Line (approximately a 10-minute walk), Watford Junction Station, and easy access to the M25, M1 and A41. The area is well served by a selection of highly regarded schools, including Watford Grammar Schools.

Cassiobury Park and the Grand Union Canal are nearby, along with local surgeries and supermarkets, while Watford Town Centre is just 1.3 miles away, offering a wide range of amenities such as the Shopping Centre, IMAX cinema, bowling complex, restaurants, and theatre.

For further information or to arrange a viewing, please contact Connells today.

Entrance Hall

Front door, storage cupboards, radiator.

Living Room

Window to side and rear aspect, television point, telephone point, radiator, door to balcony.

Kitchen

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to side aspect, sink with drainer, electric oven, gas hob with extractor hood, plumbing for dishwasher and washing machine, space for fridge/freezer.

Bedroom One

Window to side aspect, radiator, door to en-suite.

En-Suite

Window to side aspect, radiator, WC, hand wash basin, shower cubicle, heated towel rail.

Bedroom Two

Window to side aspect, radiator.

Bathroom

Window to side aspect, WC, hand wash basin, bath with mixer taps and overhead

shower, heated towel rail.

Outside

Balcony

Decking, railing.

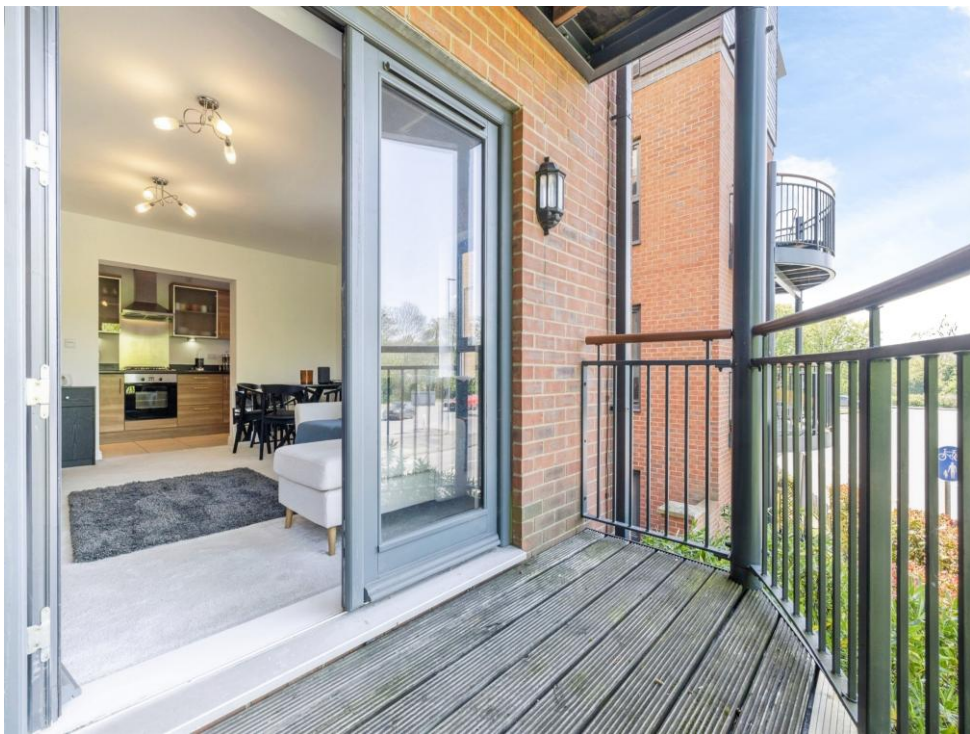
Parking

Residential allocated parking bays & additional visitor bays.

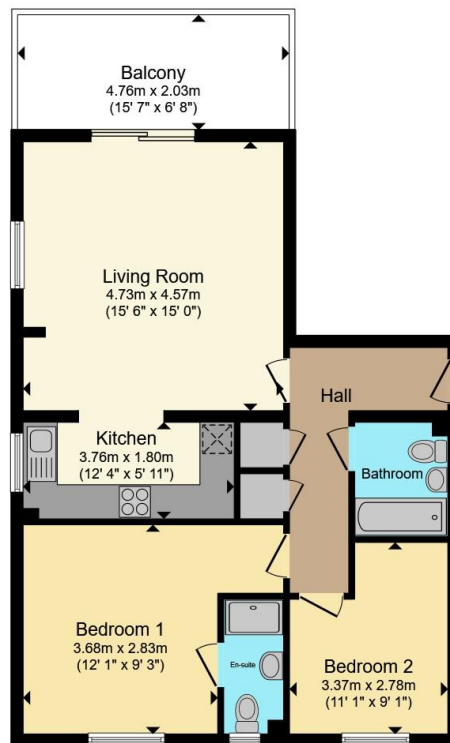
Communal Grounds

Access to well-maintained communal grounds & play area.









Total floor area 67.1 m² (723 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



To view this property please contact Connells on

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6 The Parade
 WATFORD WD17 1AA

EPC Rating: B Council Tax Band: C

Service Charge: 2200.00

Ground Rent: 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WTF315225

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



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WTF315225 - 0002