



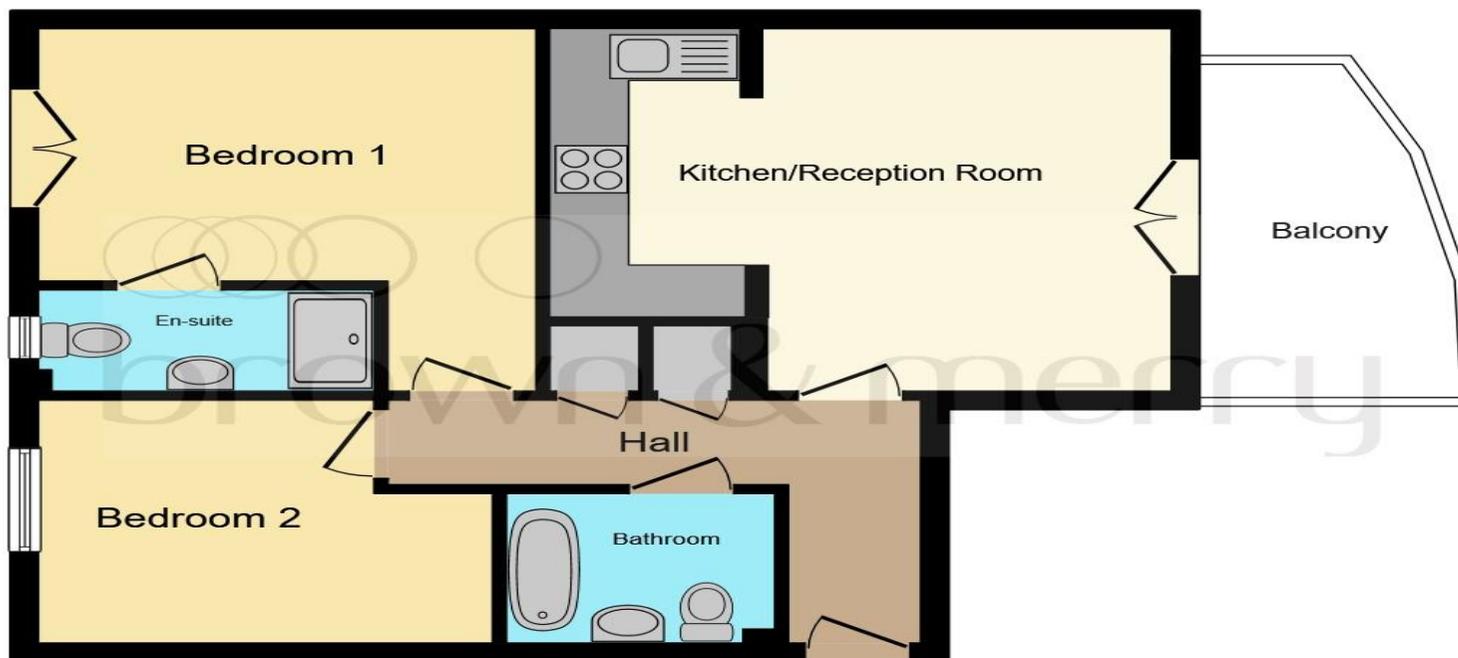
**Fountain Court, Raven Close, Watford, WD18 7DG**

**welcome to**

**Fountain Court Raven Close, Watford**

A beautifully presented first-floor apartment on Raven Close, offering two bedrooms, a private balcony, a Juliette balcony off the principal bedroom, and allocated parking in this sought-after, well-connected location.





### Entrance Hall

14' 2" x 9' 2" ( 4.32m x 2.79m )

### Lounge

15' 6" x 13' 7" ( 4.72m x 4.14m )

### Kitchen

10' 9" x 5' 11" ( 3.28m x 1.80m )

### Bedroom 1

13' 7" x 12' 3" ( 4.14m x 3.73m )

### En Suite

8' 7" x 3' 11" ( 2.62m x 1.19m )

### Bedroom 2

11' 3" x 9' 2" ( 3.43m x 2.79m )

### Bathroom

6' 10" x 5' 6" ( 2.08m x 1.68m )

### Total Floor Area (from the EPC)

66 Square Metres

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](http://www.focalagent.com)

welcome to

## Fountain Court Raven Close, Watford

- 2-Bedroom First Floor Flat
- Allocated Parking
- En-suite off Master Bedroom
- Spacious Lounge with a Balcony
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1666.20

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.

Guide price

**£300,000 - £315,000**



111 Years Left on The Lease!



Please note the marker reflects the postcode not the actual property

**view this property online** [browbandmerry.co.uk/Property/WAF104345](https://www.browbandmerry.co.uk/Property/WAF104345)



Property Ref:  
WAF104345 - 0012

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