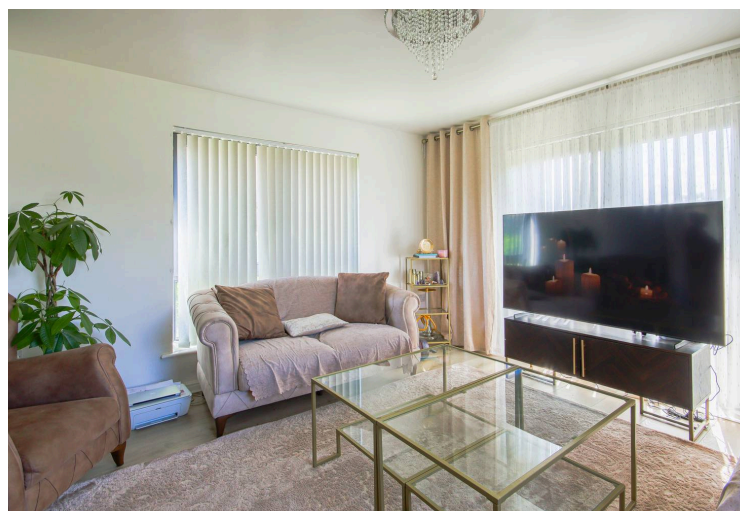




Raven Close, Watford, WD18

Offers In Excess Of £325,000 Leasehold

SPACIOUS LIVING/DINING ROOM • MODERN FITTED KITCHEN • TWO BEDROOMS • EN-SUITE SHOWER ROOM TO BEDROOM ONE • MAIN BATHROOM • ONE ALLOCATED PARKING SPACE • WALKING DISTANCE TO CROXLEY & WATFORD METROPOLITAN LINE STATIONS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A conveniently located GROUND FLOOR TWO BEDROOM APARTMENT, a perfect opportunity for first time buyers and commuters.

There is a bright and spacious living/dining room that offers a welcoming and relaxing atmosphere. This leads to an open plan, modern fitted kitchen with ample storage space and double doors opening to your own outside area.

The two well-proportioned bedrooms offer peaceful retreats, with the main bedroom boasting an en-suite shower room for added privacy and convenience. The accommodation is further complemented by a main bathroom.

Convenience is key with this property, as it features one allocated parking space. Additionally, the property's in a prime location, being within walking distance to Croxley & Watford Metropolitan Line stations both providing easy access to London, ideal for commuters and adventurers alike.

A centrally located apartment approximately half a mile from Watford Metropolitan Line Station and just a mile from Watford Town Centre. Local bus routes service Whippendell Road towards Watford and Rickmansworth. Morrisons supermarket is located approximately ¼ of a mile away.

Nearest Station: 0.7 miles Watford Station

Council Tax band: C

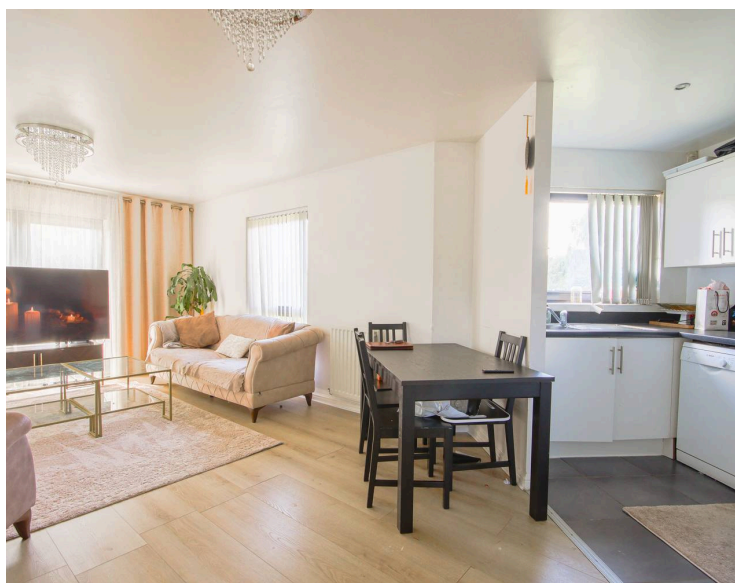
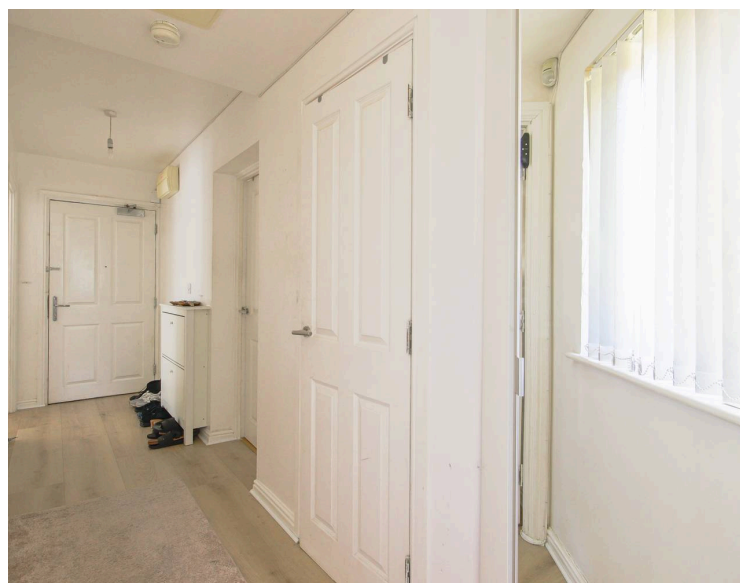
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Remaining Lease Length: Approx. 112 years remaining

Annual Service Charge: Approx. £1656.00 per annum

Annual Ground Rent: Approx. £300.00 per annum



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

Lounge/Diner
23'7" x 20'6"
7.19m x 6.24m

Kitchen
12'0" x 4'10"
3.65m x 1.48m

Bedroom
13'0" x 12'0"
3.95m x 3.65m

Bedroom
14'0" x 13'8"
4.27m x 4.16m

TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total floor areas will include any garage(s) where applicable.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.