



**A WELL PRESENTED TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT**

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Wynne Court, Raven Close, Watford, Hertfordshire, WD18 7DA



## A WELL PRESENTED TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT

- RECEPTION ROOM WITH BALCONY
- KITCHEN
- PRINCIPAL BEDROOM WITH ENSUITE
- FURTHER BEDROOM
- FAMILY BATHROOM
- ONE ALLOCATED PARKING SPACE
- VISITORS PARKING & COMMUNAL GARDENS

### Description

A modern and well maintained two bedroom, two bathroom apartment with the added bonus of a balcony and an allocated parking space. This apartment is ideally situated within easy reach of Watford Town Centre, highly regarded schools and excellent transport links.

The property has an intercom system providing access to the communal entrance hall with stairs leading to the first floor apartment. Upon entering the apartment there is a hallway with two useful storage cupboards and a reception room with French doors opening out to a spacious balcony. Off the reception room is a good size, modern kitchen featuring ample storage space and integrated appliances.





There is a spacious, light and bright principal bedroom with an ensuite shower room and French doors opening out to a Juliette balcony, a second well-appointed double bedroom and a family bathroom. Externally, this lovely apartment benefits from one allocated parking space, visitors parking and communal gardens to enjoy.

### **Location**

The house is a short walk from Cassiobury Park and is within easy reach of central Watford which provides a wide choice of shops, restaurants, coffee houses, supermarkets and the Atria shopping centre. There are a number of good schools located in the area and the transport facilities include the Metropolitan Line and Main Line train stations offering a frequent service to central London and beyond. There is also easy access to the M25 and M1.

### **Additional Information**

Local Authority: Watford Borough Council

Lease Length 125 years from 2012

Service Charge £2,416 pa

Ground Rent £300.00 pa

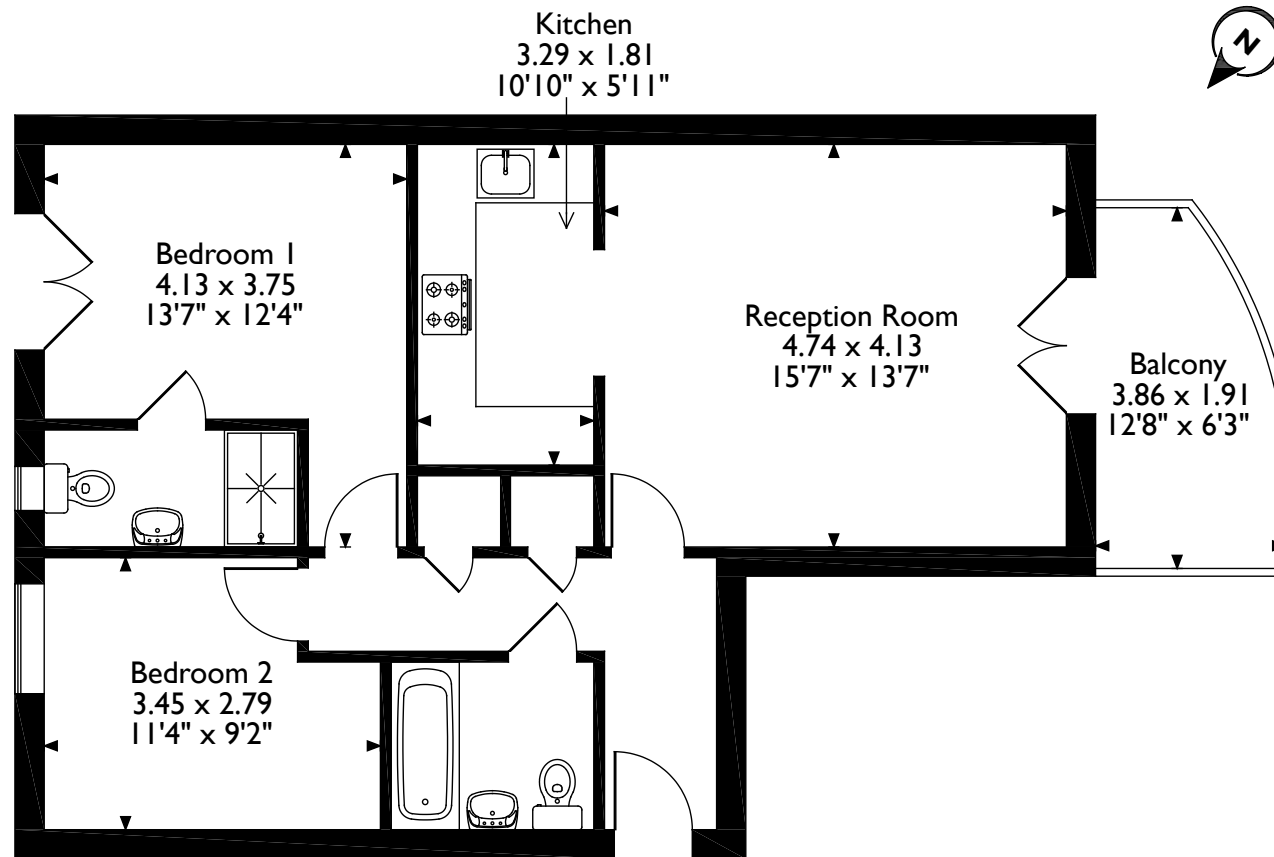
Council Tax: Band C

Energy Efficiency Rating: Band B



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## Approximate Gross Internal Area 63 Sq M/678 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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