



**Connells**

Wynne Court Raven Close  
Watford





Bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail.

## Outside

## Private Patio Area

Private patio area leading to the communal grounds.

## Communal Grounds

Well maintained communal grounds & play area.

## Parking

One allocated parking bay, additional visitor bays.

## Property Description

\*\* Connells are delighted to bring this well-presented ground floor corner aspect apartment to the market that is situated on a popular development in West Watford. Boasting plentiful natural light throughout, the property comprises of a sizeable reception room which opens into a modern fitted kitchen, two double bedrooms and a family bathroom. Benefits include a long lease, an additional en-suite, a private patio area, ample storage space, allocated off-street parking, additional visitor bays as well as access to the well-maintained communal gardens and play area.

Ideal for first time buyers and investors, the property is conveniently situated within close proximity to several transport links including being a 10-minute walk to Watford Metropolitan line, Watford Junction Station as well as the M25, M1 and A41 motorways. There are a variety of well-regarded schools within catchments including the Watford Grammar Schools. The property is also close to Cassiobury Park, the Grand Union Canal, and several supermarkets only approximately as well as being 1.3 miles from Watford Town Centre offering many facilities including the Harlequin Shopping Centre, imax cinema, bowling, numerous restaurants, and a theatre.

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



## Entrance Hall

Front door, phone entry system, storage cupboard, window to front aspect, radiator.

## Living Room

23' 7" MAX x 20' 6" MAX ( 7.19m MAX x 6.25m MAX )

Windows to side and front aspect, patio doors to private patio area, television and telephone point, radiator.

## Kitchen Area

12' x 4' 10" ( 3.66m x 1.47m )

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 washing machine and dishwasher, space for fridge/freezer.

## Bedroom One

13' MAX x 12' MAX ( 3.96m MAX x 3.66m MAX )

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

## En-Suite

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

## Bedroom Two

Irregular Shaped Room 14' MAX x 13' 8" MAX ( 4.27m MAX x 4.17m )

Windows to front aspect, radiator.

## Bathroom









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)

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 1656.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WTF314678](http://connells.co.uk/Property/WTF314678)**

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.

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