



Apartment (EPC Rating: )

**2 RAVEN CLOSE, WATFORD, WD18**

**7DB**

**Per Month**

**£1,600 Per**

# 2 Bedroom Apartment located in Watford

Located in the charming Raven Close, Watford, this modern third-floor apartment offers a delightful blend of comfort and convenience. Spanning an impressive 699 square feet, this new build property, completed in 2013, is situated on the site of a former fire station, adjacent to the picturesque Grand Union Canal. Residents can enjoy the lush greenery of nearby parks, complete with a bathing area, peaceful parkland, scenic river bridges and opportunities for leisurely woodland & countryside walks.

The apartment features a spacious lounge that seamlessly connects to a well-equipped kitchen, which includes a fridge freezer, electric oven, gas hob and washing machine, making it ideal for both relaxation and entertaining. The property has two bedrooms, with the master bedroom benefiting from an ensuite shower and WC, while the second bedroom is perfect for guests or as a study. A modern family bathroom adds to the convenience of this lovely home.

Additional highlights include ample hallway storage cupboards, gas central heating and the added benefit of one allocated parking space. The property is currently undergoing decoration and will be available for occupancy in late July 2025.

Living here means you are just a mile away from Watford's bustling town centre, where you will find the Harlequin shopping centre, a large cinema complex, a variety of pubs and bars, places of worship and an array of schools. Excellent transport links, including mainline and tube services to London, make this location perfect for commuters.

This apartment is an excellent opportunity for those seeking a modern lifestyle in a vibrant community, surrounded by nature and urban amenities. Don't miss your chance to make this delightful property your new home.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



2 BED THIRD FLOOR APARTMENT

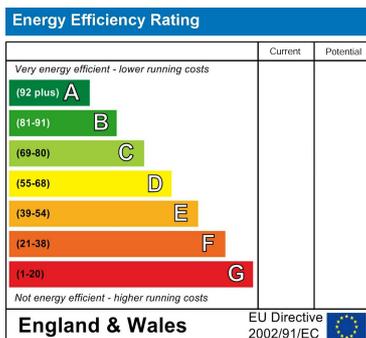
TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

Energy Performance Graph



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