

Colin Dean Residential

RESIDENTIAL SALES, LETTING & PROPERTY MANAGEMENT



NO DEPOSIT OPTION AVAILABLE

A well presented, spacious one bedroom ground floor flat with secure parking for one car. The development is quiet and immaculately maintained, and located in the centre of Watford, just off the ring road providing quick and convenient access to the High Street and all three stations in Watford (Watford Metropolitan Station, Watford High Street & Watford Junction Station).

Throughout the property provides a bright spacious environment and has plenty of practical storage. We think this property is ideal for either a couple or individual.

Accommodation Comprises:

- Entrance Hallway (with Entry Phone System)
- Lounge
- Semi Open Plan Kitchen with Appliances
- Double Bedroom
- Bathroom (with Electric Shower)
- Allocated Parking Space (for one car)
- Well Kept Communal Grounds
- Double Glazing
- Electric Heating

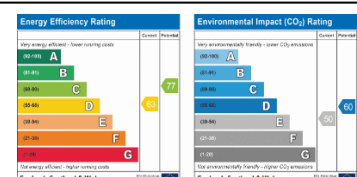
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Tel: 0208 515 7929 Email: enquiries@colindean.com

Colin Dean is the trading name of Colin Dean Residential Ltd.
(Directors: Dean Ayling, Claire Ayling)
Registered at the address shown above. Company Registration No 6139504.

1 Holyrood Court, Marlborough Road,
Watford, Hertfordshire
WD18 0QX

Monthly Rental £875.00
Fees will apply (see below)

Type	1 Bedroom Ground Floor Flat
Deposit	£1000.00 or No Deposit Option
Term	Minimum 12 month fixed term tenancy
Furnished ?	Un-Furnished
Council Tax	Watford Council, Band B, £1466.72
Housing Benefit	You will need to provide evidence that you can afford to pay the rent or have a suitable guarantor. Ask for more details.
Pets ?	Please speak to us about this
Smokers	Sorry, no smoking in this property
Available	Now
Reservation Process (Please read this carefully) 1. A Holding Fee of 1 week's rent, which will then be treated as a prepayment towards the first month's rent due. 2. No other administration or referencing fees are payable 3. If you fail referencing, delay the referencing process or decide not to proceed, the holding fee will be retained to cover our abortive costs and your application cancelled 4. Referencing must be completed within 10 days. 5. If your references are acceptable to the Landlord you will be required to pay the full deposit and first month's rent and sign your tenancy agreement to commit to this property no later than the Deadline for Agreement date (15 days after reserving the property) Permitted Payments If renting a property through us you may be charged fees in the following circumstances: 1. A Holding Deposit of one weeks rent to hold the property 2. A Security Deposit of no more than 5 weeks rent 3. Interest charges if you are more than 14 days late paying your rent. 4. A fee to change terms in your tenancy agreement if requested by you of £50.00 (or if more complicated a higher "reasonable amount" may be charged) 5. A fee or the rent owed in full if you wish to leave the tenancy early. Security Deposit protected by TDS We are members of the Tenancy Deposit Scheme (TDS) (www.tenancydepositscheme.com). Your deposit will be protected in accordance with the rules of this scheme. Inventory Procedure Your Landlord will arrange a professional Inventory to prove the condition of the property at the start of the Tenancy, and a professional check out report when you leave the property. Contents Insurance for your protection We strongly recommended that you have a Contents Insurance policy to cover for all normal events and including if you accidentally damage the Landlords possessions. Our preferred supplier Lettings Hub (0345 2410 768) would love to provide you with a quotation. Please see our Tenants Terms leaflet for full details of our terms and conditions of your reservation. This is also available on our website www.colindean.com . All prices quoted include VAT.	



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