



Courtlands Drive
Watford
Herts
WD17 4HY

To Let
£1,350 PCM



Well presented first floor maisonette. Excellently located for Warner Bros. STAIRS to fully fitted kitchen with appliances, spacious light and airy reception room with bay window. Two double bedrooms and family bathroom with shower over the bath. Garden not included. STREET PARKING ONLY. EPC rating D. Unfurnished. Available 25 May 2024.



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Watford

Watford town centre provides an excellent range of shopping and support services for its vibrant and mixed population. It is situated on the north-west corner of London, positioned very well for access to London via rail networks and motorway access (close to M25 and M1). The area provides excellent schools both state and private (Watford Boys and Girls Grammar) and a wide range of leisure facilities including the famous Grove Hotel Resort.

Reception Room

Spacious light and airy room with bay window.

Kitchen 10'9 x 5'10

Fully fitted kitchen with washing machine, fridge, freezer and electric oven and hob

Bedroom 1 10'10 x 10'9

Bedroom 2 11'7 x 8'

with cupboard

Family Bathroom 7'1 x 5'11

With shower over bath

Council Tax Band

Watford BC - Band C £1897 pa approx.

Financials

Referencing - earnings required 30 x the rental pa. between the adult tenants - £40,500k pa
 Holding deposit required - equal to one weeks rental - £311.54
 Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1557.69
 Once months rental payable in advance at Tenancy start date - £1350



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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