



Grove Mill Lane Watford Herts WD17 3TU

# To Let £1,750 PCM



Nicely presented two bedroom second floor apartment with LIFT, in gated complex. Located on the Grand Union Canal easy access to M25. Light and Airy spacious lounge/diner. Fully fitted kitchen with appliances. Two bedrooms with fitted wardrobes. Family bathroom with bath. Communal garden. Parking for one car. Unfurnished. EPC rating D. Available Mid August.





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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 northwest 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

## Lounge/Diner 27'4" x 10'10"

Open plan living area

# Kitchen 8'8" x 6'10"

Fitted with appliances

## Bedroom 1 9'11" x 10'0"

With fitted wardrobe

## Bedroom 2 9'10" x 7'6"

With fitted wardrobe

## Bathroom 6'6".196'10" x 5'6"

With freestanding bath

## **Council Tax Band**

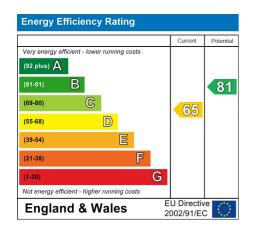
Watford Borough Council - Band E - £2608.81 pa approx

#### **Financials**

Referencing - earnings required  $30 \times 10^{-2} \times 10^{-2}$  x the rental pa between the adult tenants - £52,500k pa.

Holding deposit required - equal to one weeks rental - £403.84 Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2019.23

One months rental payable in advance at Tenancy start date - £1750.00

























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