

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 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.

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 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(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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