

Byewaters  
Watford  
Hertfordshire  
WD18 8WJ

To Let  
£1,675 PCM



A well presented two bedroom ground floor apartment. Situated in the quiet Byewaters estate, walking distance to Croxley Met station, Croxley Moors, Croxley Business Park and local shops. Spacious double aspect living room, fully fitted kitchen with appliances, two bedrooms one with en-suite and family bathroom. ONE ALLOCATED PARKING SPACE and communal gardens. EPC rating C. Available mid June.



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### Byewaters

The Byewaters is a residential development located on the edge of Croxley Green. Croxley Green is a village situated between the towns of Watford (to the East) and Rickmansworth (to the West). It has retained a village atmosphere and the large village Green is part of its soul and heritage. Local shops and amenities cater for its mixed family community and includes excellent infant/junior schools and a modern quality comprehensive. More extensive shopping and leisure facilities can be found in Watford (Intu Centre) and Rickmansworth. For the commuter, the property is walking distance to Croxley Green Metropolitan Line station which offers a frequent service to Baker Street (approximately 35 minutes). Alternatively there is access to the motorway network via junctions 17 & 18 of the M25. It borders the lovely Chiltern countryside and the Chess Valley.

### Lounge 13'5" x 12'2"

Double aspect lounge with windows to front and side. Access to communal gardens and parking.

### Kitchen 10'1" x 6'5"

Fully fitted with appliance

### Bedroom 1 13'8" x 9'8"

With en-suite

### Bedroom 2 10'4" x 8'11"

### Family bathroom

Shower over bath

### Council Tax Band

Three Rivers BC - Band D - £2199.87 pa approx.

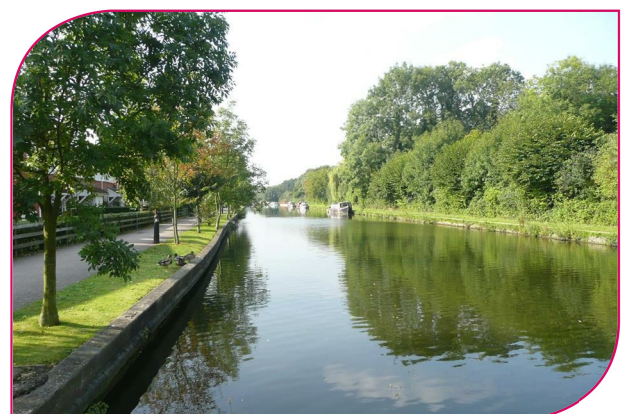
### Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £50,250k pa.

Holding deposit required - equal to one weeks rental - £386.54

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1932.69

One months rental payable in advance at Tenancy start date - £1675



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 77                      | 79        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |