



Basildon Close
Byewaters
Watford
WD18 8WL

To Let
£1,625 PCM



Excellent presented first floor 2 bedroom apartment. Situated in the quiet Byewaters estate, with access to local shops and Croxley Met station. Hallway with storage and washing machine, spacious living room with french doors and a balcony overlooking the canal, fully fitted kitchen with appliances, two double bedrooms both with en-suite. No Lift. ALLOCATED PARKING FOR 2 CARS, EPC rating C. Unfurnished. Available beginning of December.



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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 16x9.10

With french doors to balcony

Kitchen 10.7x5.6

Fully fitted with appliances

Bedroom 1 11.8x11.1

With en-suite

Bedroom 2 11.3x10.9

With en-suite

Council Tax Band

Three Rivers - Band D - £2297.98 pa approx.

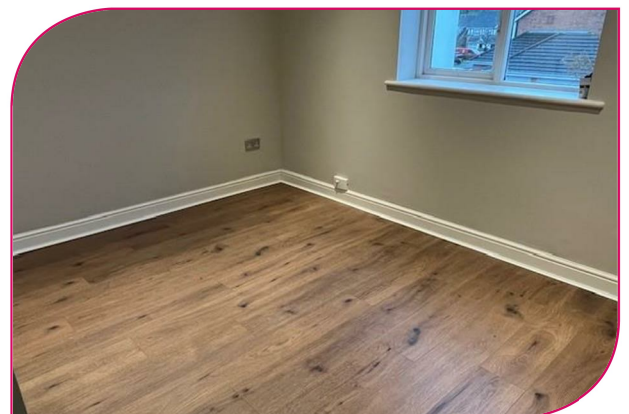
Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £48,750k pa.

Holding deposit required - equal to one weeks rental - £375

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1875

One months rental payable in advance at Tenancy start date - £1625



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(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	

