

The Spinney
Nascot Wood
Watford
WD17 4QF

To Let
£1,650 PCM



Excellent presented second floor purpose built apartment. Situated in the popular Nascot Wood area, walking distance to the local schools, Watford Junction station and the town centre. NO LIFT. Entrance hall leading to spacious reception room, fully fitted kitchen with appliances with breakfast bar, TWO double bedrooms one with fitted wardrobes, family bathroom with shower over bath. Communal gardens, Residence car park. EPC rating D. Unfurnished. Available 12 December.



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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.

Living Room 17x14

Kitchen 10x9

Fully fitted with appliances

Bedroom 1 15x10

With fitted wardrobe

Bedroom 2 12x9

Family bathroom 8x6

With shower over bath

Council Tax Band

Watford BC - Band D - £2236 pa approx

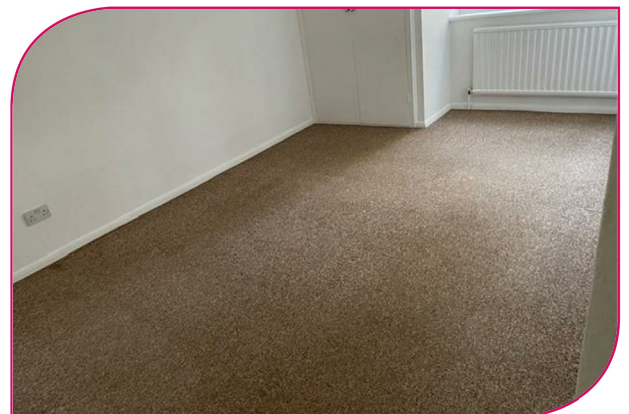
Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £49,500k pa.

Holding deposit required - equal to one weeks rental - £380.77

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1903.84

One months rental payable in advance at Tenancy start date - £1650



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	