



PCM

**£1,700**



**\*\*AVAILABLE 1ST SEPTEMBER\*\***

This two bedroom second floor apartment has been well looked after and is offered to the market in good condition throughout, on an unfurnished basis. The property is located within 300m of Watford Grammar school for boys and within close proximity of Watford train station and Cassiobury park. The accommodation comprises; entrance hall, spacious lounge/diner, separate kitchen, two good size bedrooms and family bathroom.

The property also benefits from; UPVC double glazing, electric heating, secure entry phone system, communal gardens and allocated parking. The 1979 Estate Agents Act requires us to disclose that the owner of this property is a relative of an employee of Hurst Estate Agents.

HOLDING FEE: £392.31

DEPOSIT REQUIRED: £1,961.54

TENANCY LENGTH: 12 MONTHS

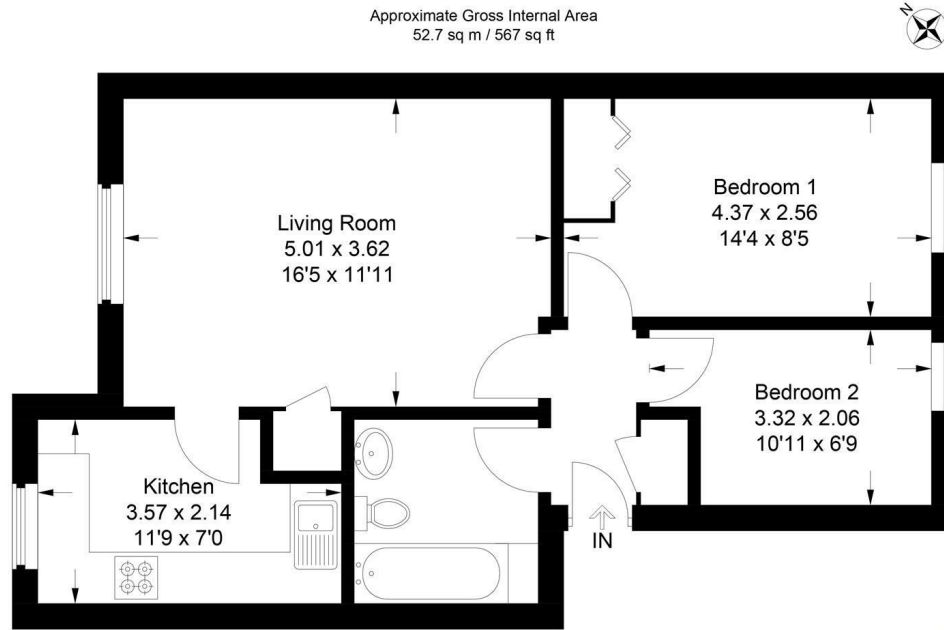
- UNFURNISHED
- WALK OF WATFORD GRAMMAR SCHOOL
- CLOSE TO WATFORD JUNCTION AND WATFORD MET STATIONS
- SECURE PHONE ENTRY SYSTEM
- TWO BEDROOMS
- LOUNGE/DINER
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING



**30 Bowling Court, Mildred Avenue, Watford, Hertfordshire, WD18 7EH**

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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