



The Parade, High Street, Watford, WD17 1BS

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**KINGS LANGLEY
ESTATES**

Description:

An opportunity to rent this well presented first floor studio flat situated in the heart of the Town Centre. The accommodation comprises: Open plan studio / kitchen and bathroom. No Parking comes with the property.

- FIRST FLOOR STUDIO FLAT
- FITTED KITCHEN
- BATHROOM
- CENTRAL LOCATION
- NO PARKING



Additional Information:

Location: Within walking distance to local amenities.

Viewings;

By appointment only, via Kings Langley Estates - Call 01923 947373

"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	78	78
(55-68) D	73	73	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 			England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



David Freeman
Director







Kings Langley Estates wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No employee of the company has authority to make or give a representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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01923 947373 OR 01442 979898