

Harwoods Road, Watford, Hertfordshire, WD18 7BG



## Monthly Rental Of £1,375 Furnished – Available Early July 2 Bedroom Second Floor Flat

A light and generously sized TWO BEDROOM SECOND FLOOR FLAT, close to Watford Town Centre.

- ENTRY PHONE SYSTEM
- TWO BEDROOMS
- COVERED CYCLE STORE
- OPEN PLAN LIVING ROOM/KITCHEN
- BATHROOM
- SECURE ALLOCATED PARKING

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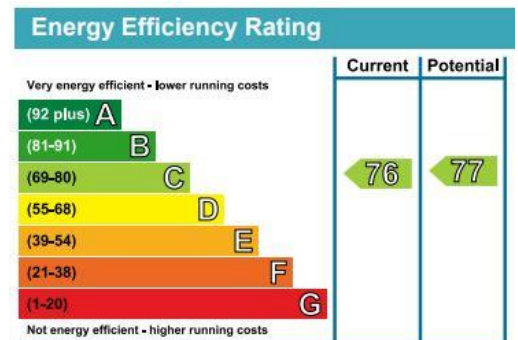
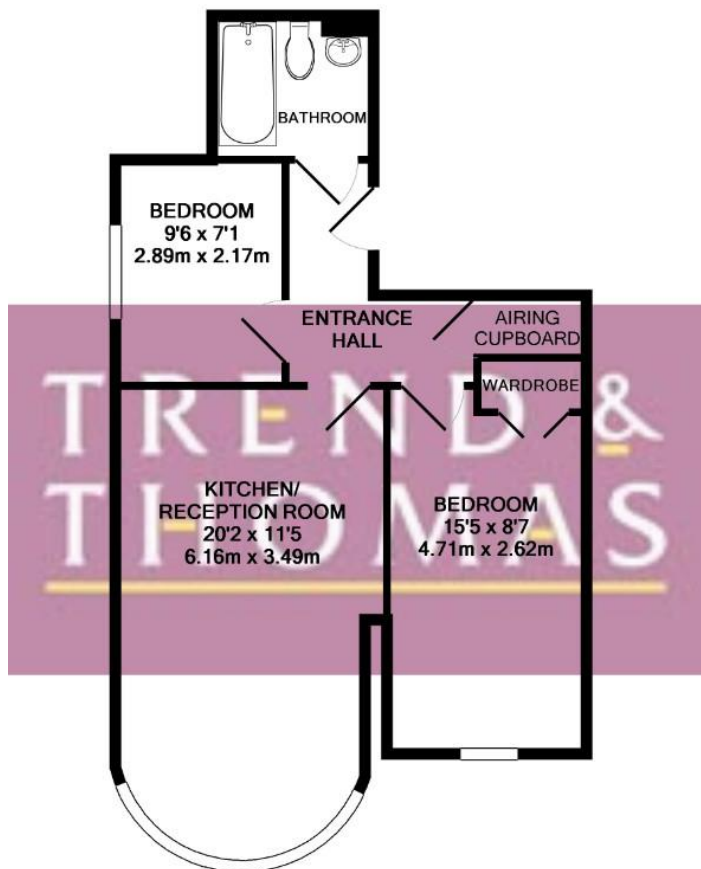
There is a bright and spacious living room with full height window and double opening doors to a Juliet balcony. There is a modern fitted kitchen with an attractive plinth and under unit lighting and breakfast bar. Appliances include a hob, electric oven, integrated washer/dryer, free standing fridge/freezer.

The master bedroom is a double bedroom with built-in double wardrobes. Bedroom two is a single room with a chest of drawers. There is a modern bathroom suite including bath and shower.

The communal grounds are enclosed, mainly laid to lawn with natural hedgerow boundaries and there is one secure allocated parking bay available.

This property is situated approximately a mile from Watford Town Centre and approximately half a mile from Watford Metropolitan Line. Bus routes pass nearby, whilst the area is serviced by local schools and shopping parades. The property is also approximately half a mile from Cassiobury Park which has a variety of sports activities, attractions for children & a nature reserve.

- Local Authority: Three Rivers District Council
- Council Tax: Band C Approx. £1987.83 (2024-2025)
- Approx. Floor Area: 517 Sq ft / 48.0 Sqm
- Nearest Station: 0.6 miles Watford Station – Metropolitan Line
- Length of Tenancy: Minimum 12 months tenancy



SALISBURY HOUSE, HARWOODS ROAD, WATFORD, WD18 7BG  
TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## **TREND & THOMAS – PERMITTED PAYMENTS**

Below is a list of permitted payments for Tenants:

### **Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):**

- Holding Deposit - 1 week's rent

*N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord*

### **Second Payment Prior to Move in (payable to The Agent):**

- The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

- Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

### **During the tenancy (payable to the Agent):**

- Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement
- Payment of interest for the late payment of rent at the rate of 3% over base rate
- Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

### **During the tenancy (payable to the provider) if permitted and applicable:**

- Utilities – Gas, electricity, water
- Communications – Telephone and broadband
- Installation of Cable/Satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

### **Other permitted Payments**

- Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

### **Tenant Protection**

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

