

Metropolitan Station Approach, Watford, Hertfordshire, WD18 7BN



## Monthly Rental Of £2,195 Un-Furnished – Available Early April 2 Double Bedroom Fourth & Fifth Floor Apartment

Excellent located TWO DOUBLE BEDROOM SPLIT-LEVEL DUPLEX APARTMENT with balcony and roof terrace.

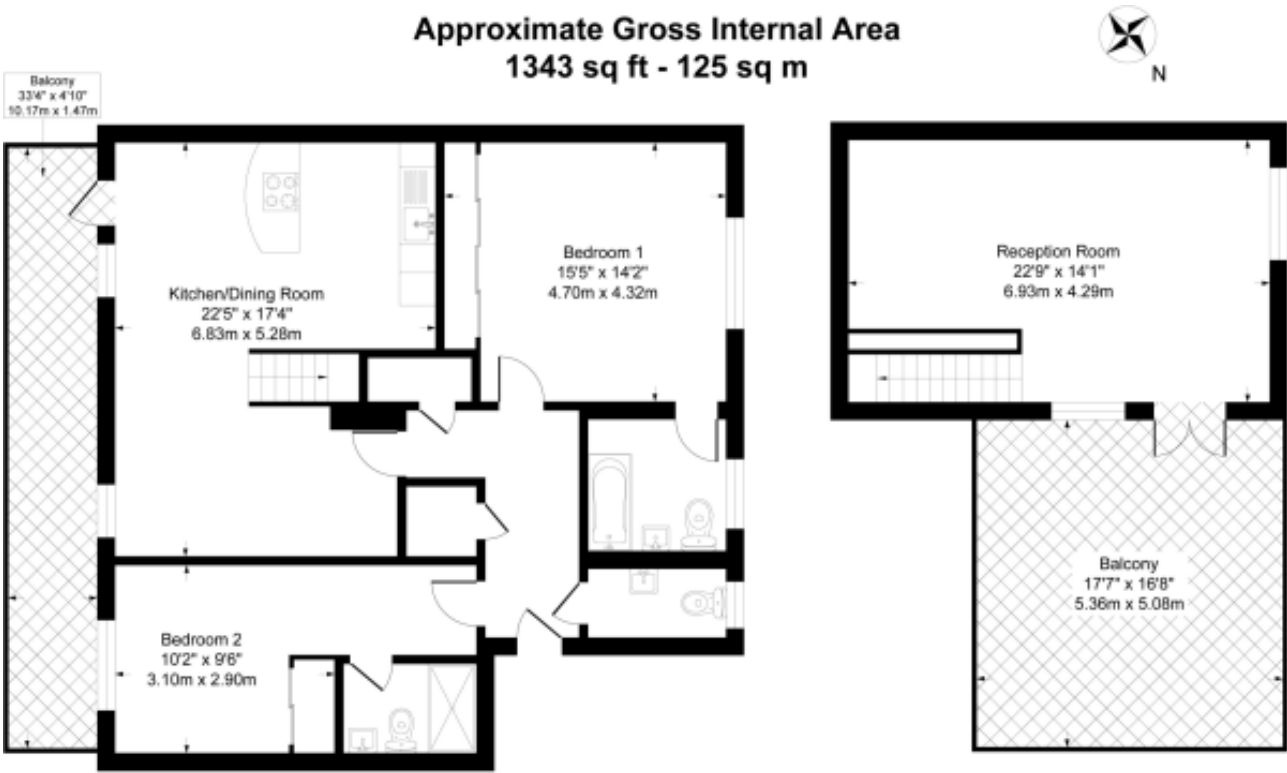
- LARGE RECEPTION ROOM
- KITCHEN/DINING ROOM
- BALCONY AND PRIVATE TERRACE
- TWO DOUBLE BEDROOMS BOTH WITH EN-SUITES
- TWO ALLOCATED PARKING SPACES
- SWIMMING POOL
- GYM
- CLOSE TO STATION
- COMMUNAL GARDENS

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This split-level apartment consists of modern kitchen/reception room with access out onto the balcony. Two good-sized bedrooms, both with en-suites and built-in storage, as well as a mezzanine floor which hosts a large living room with doors that open out onto a private terrace. There are two allocated parking spaces.

The property is located in the sought after Cassio Metro development, where residents have access to an onsite gym, swimming pool, concierge as well as communal gardens. Watford Town Centre is only a short walk providing access to many local amenities. Watford Underground Station is also just a stones throw away.

- Local Authority: Watford Council
- Council Tax: Band F Approx. £3230.21 (2024-2025)
- Approx. Floor Area: 1343 Sq ft / 125 Sqm
- Nearest Station: 0.6 miles Watford Station – Metropolitan Line
- Length of Tenancy: Minimum 12 months tenancy

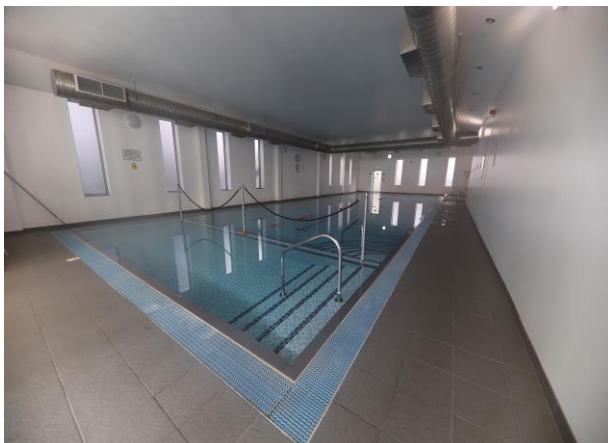


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards. © Outline Photos.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

