



{ 25 WOODFORD ROAD WATFORD WD17
£1,250 PER MONTH AVAILABLE 08/06/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

25 Woodford Road Watford WD17

£1,250 Per Month
Furnished

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

- Spacious second floor apartment, - Bright & airy living room, - Open plan with appliances, - Modern bathroom, - Opposite Watford Junction station, - Gated parking space, - Deposit equivalent to 5 weeks' rent, - Council tax band C

Council Tax

Council Tax Band C

Hamptons

2 Station Road
Rickmansworth, WD3 1QZ
01923 896444
rickmansworthlettings@hamptons.co.uk
www.hamptons.co.uk

{ WELL PRESENTED APARTMENT LOCATED NEAR WATFORD JUNCTION STATION

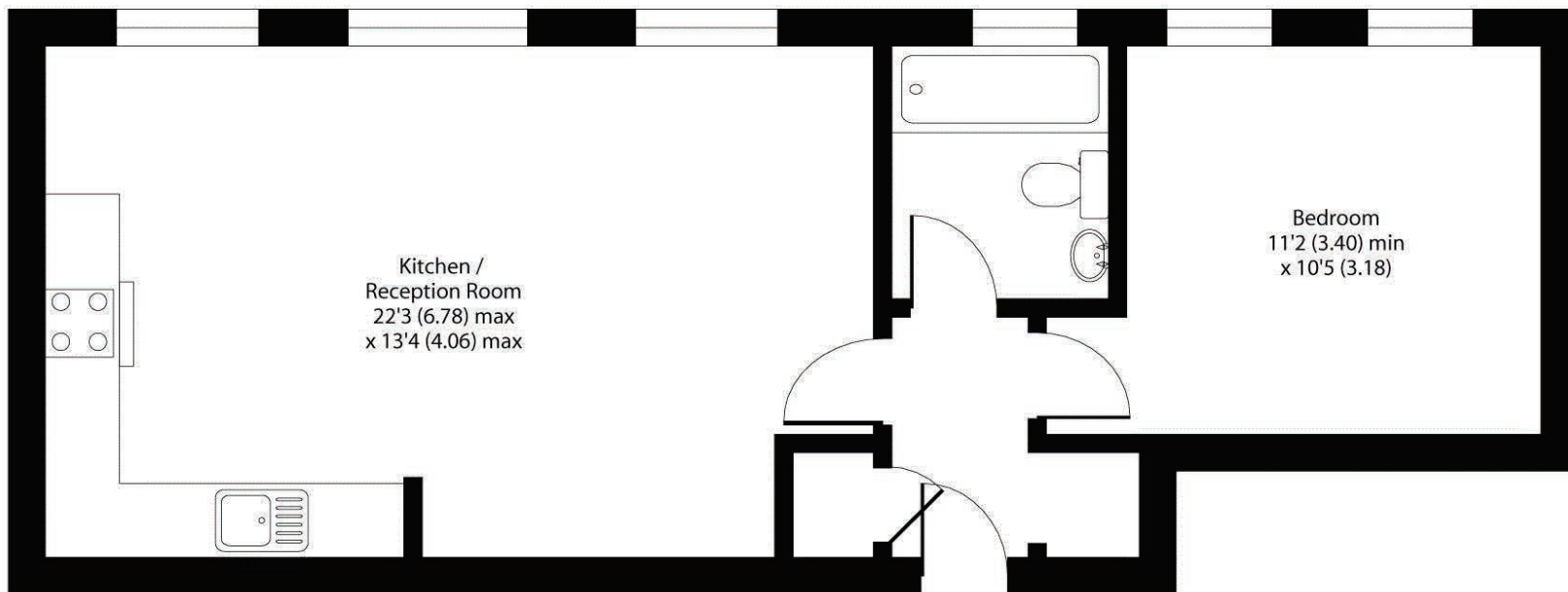
The Property

This lovely and spacious one bedroom apartment is located on the second floor and is finished to a high standard throughout. This property comprises a light and airy living room, open plan kitchen with appliances, modern bathroom and a good size double bedroom. Outside there is a gated allocated parking space. Located opposite Watford Junction station and just a short walk to the town centre. Deposit equivalent to 5 weeks' rent. Council tax band C.

Location

This property is located in close proximity to Watford Junction station, Cassiobury Park and the Atria Shopping Centre. Watford is Hertfordshire's largest town and is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minute train journey from Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east.





Kitchen /
Reception Room
22'3 (6.78) max
x 13'4 (4.06) max

Bedroom
11'2 (3.40) min
x 10'5 (3.18)

SECOND FLOOR

GROSS INTERNAL FLOOR AREA 521 SQ FT 48.4 SQ METRES

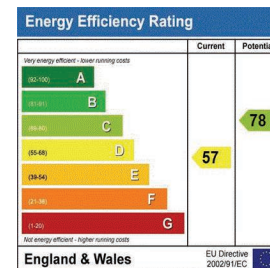
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

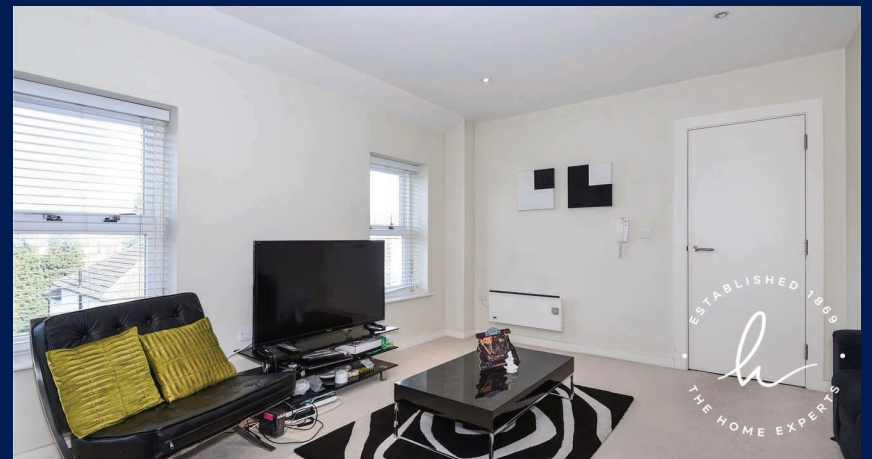
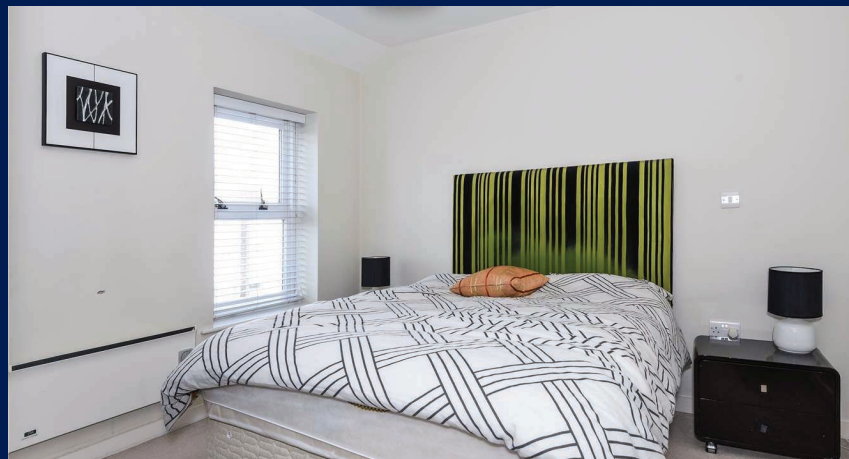
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For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.





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THE HOME EXPERTS