



{ 73-89 SYDNEY ROAD WATFORD WD18
£2,000 PER MONTH AVAILABLE 29/06/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

73-89 Sydney Road Watford
WD18

£2,000 Per Month
Unfurnished

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Features

- Brand new apartment, - High specification fixtures and fittings, - Open plan living, - Two balconies, - Two double bedrooms, - Main bathroom plus en-suite shower room, - Close to Watford Met line station, - Allocated parking space, - Deposit equivalent to 5 weeks' rent, - Council tax band TBC

Council Tax

Council tax band not specified

Hamptons

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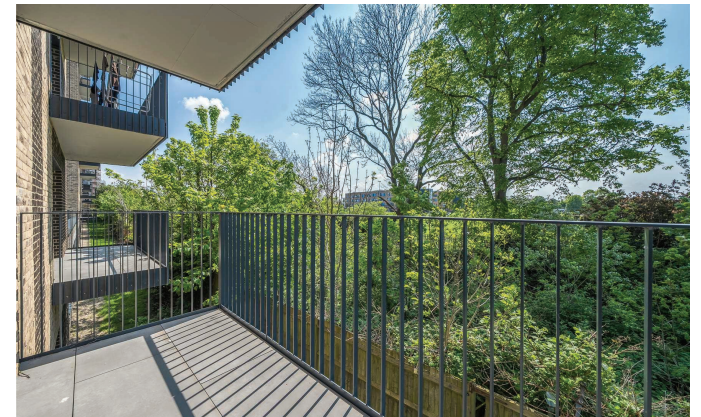
{ A STUNNING BRAND NEW APARTMENT WITH TWO BALCONIES AND PARKING

The Property

Located in a popular brand new development this stunning apartment is immaculate throughout including high specification fixtures and fittings. The accommodation comprises: Communal lift access to the private entrance, spacious open plan living space with access to a private balcony, fully fitted kitchen with appliances, main double bedroom with fitted wardrobes, a luxury en-suite shower room and second balcony, second double bedroom and main bathroom. Outside there is an allocated parking space and communal grounds. Deposit equivalent to 5 weeks' rent. Council tax band TBC.

Location

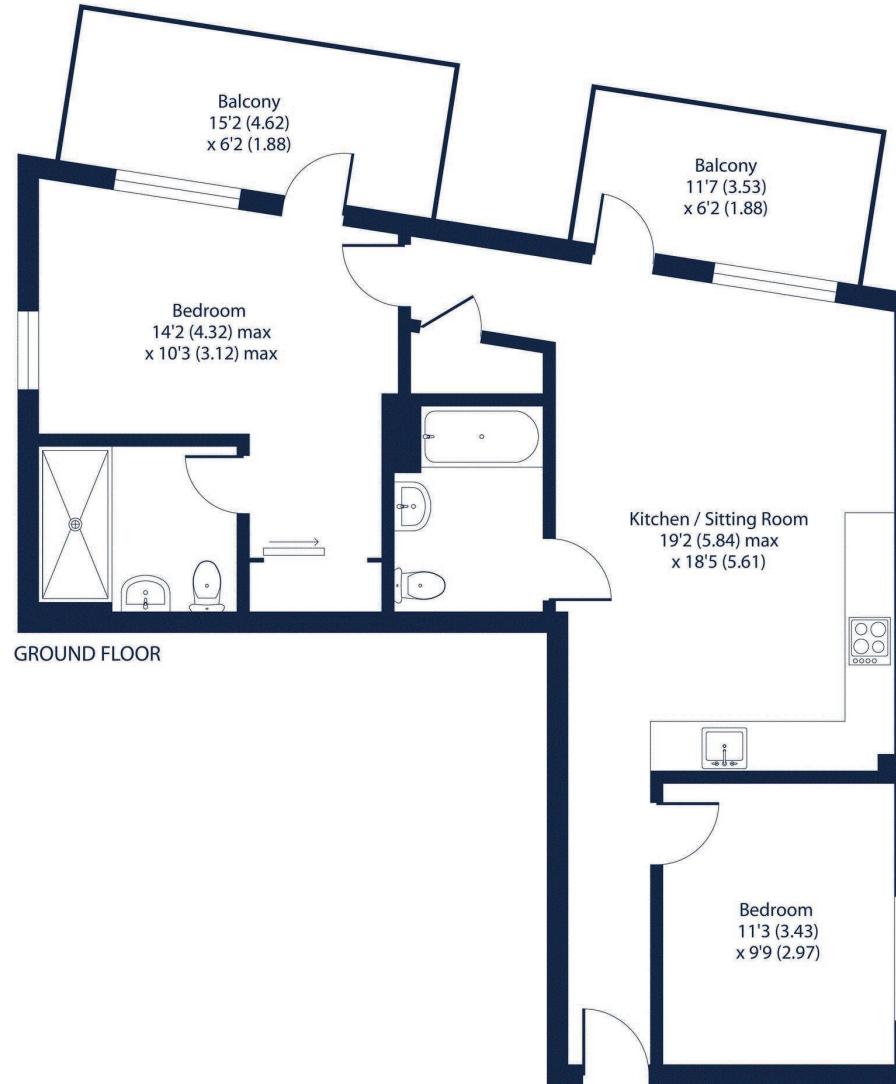
Watford is situated between the M25 and M1 motorways and only a 20 minute train journey from Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Shopping is dominated by the Atria centre and located very close by is Watford General Hospital. Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course. Watford has a great selection of quality secondary and primary schools. A very popular choice are Watford Boys and Girls Grammar Schools.



Sydney Road, Watford, WD18

Approximate Area = 750 sq ft / 69.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1125517

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.

Energy Efficiency Rating		Current	Potential
100-100	A		
81-100	B	85	85
69-81	C		
55-69	D		
39-55	E		
21-39	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

