



**BROMET CLOSE WATFORD WD17**  
*£2,400 PER MONTH AVAILABLE 13/08/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Bromet Close Watford WD17**

**£2,400 Per Month  
Furnished**

 **3 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Three bedrooms, - Furnished or Unfurnished, - Luxury finish, - Four piece bathroom, - Open plan living, - On street parking, - Deposit equivalent to 5 weeks' rent, - Council tax band D

## Council Tax

Council Tax Band D

## Hamptons

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# { A LUXURY THREE BEDROOM APARTMENT IN WATFORD

## The Property

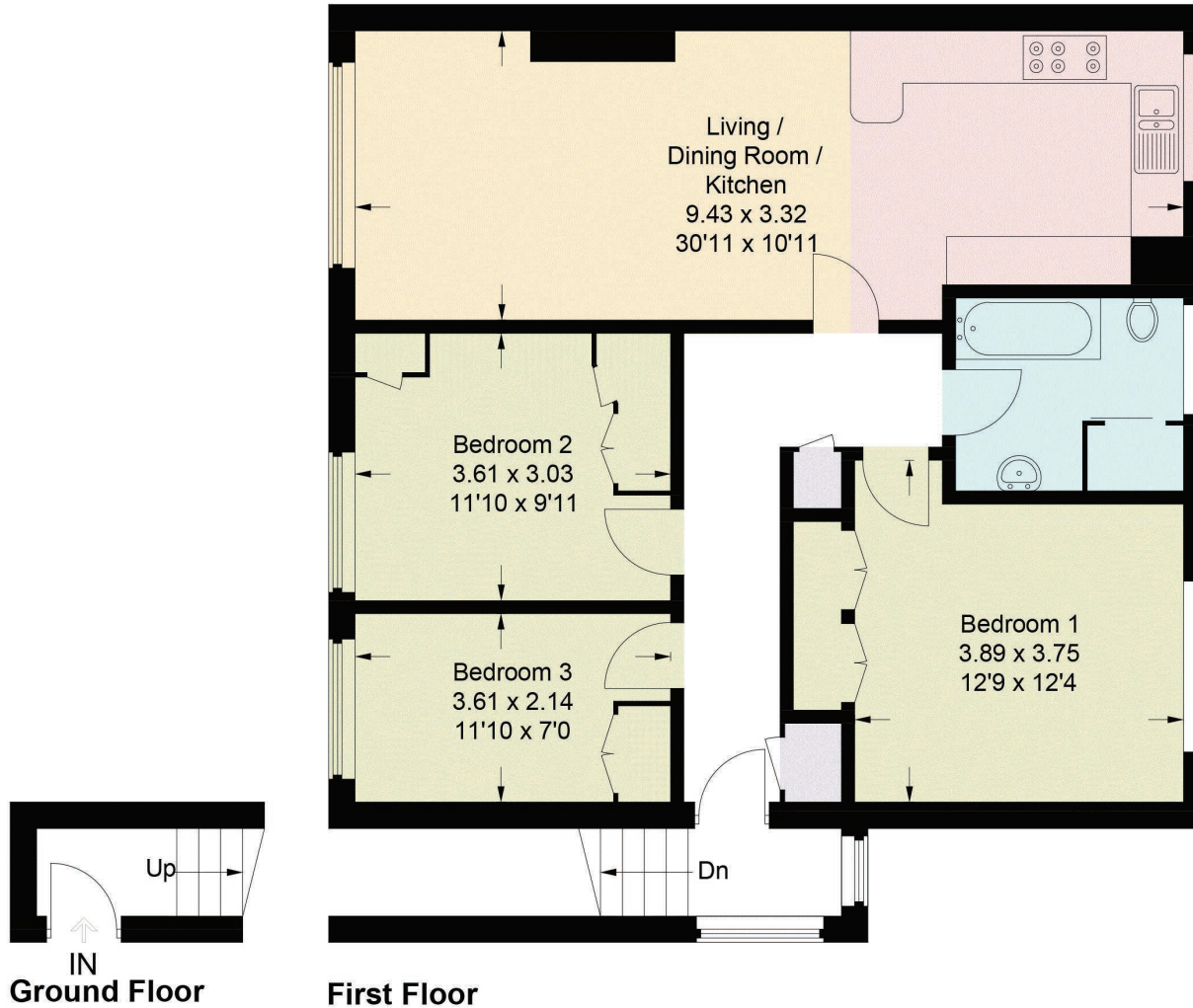
A stunning maisonette with a luxury finish, properties like this are rarely available on the rental market. With your own entrance and hallway with stairs up to the apartment, the accommodation comprises: A superb kitchen with high end fitted appliances, breakfast bar and tiled floor, open plan to the living and dining area with stylish grey hardwood floors. Three bedrooms, two of which are double (the main is furnished with a super king!) and all three bedrooms have fantastic built in storage. The four piece bathroom is gleaming with luxury from the stand alone shower with rainfall head to the blue mood lighting, it really is stunning. The Landlord can fully furnish the property if required. Externally there are communal grounds and on street parking. Council tax band D and the deposit is 5 weeks rent.

## Location

Watford is situated in the south of the county 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 in the heart of the town. The famous Grove hotel is just a short drive away as is Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course.



Approximate Gross Internal Area  
 Ground Floor = 2.6 sq m / 28 sq ft  
 First Floor = 86.9 sq m / 935 sq ft  
 Total = 89.5 sq m / 963 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
|   | B |                         |           |
|   | C |                         |           |
|   | D | 70                      | 78        |
|   | E |                         |           |
|   | F |                         |           |
| Not energy efficient - higher running costs | G |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

