



LANGLEY ROAD WATFORD WD17
£1,350 PER MONTH AVAILABLE 25/06/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Langley Road Watford WD17

£1,350 Per Month
Unfurnished

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

Features

- Impressive one bedroom apartment, -
Period features including high ceilings, -
Close to Watford Junction station, -
Spacious and bright living room, - Fitted
kitchen with appliances, - Large double
bedroom with wardrobes, - Communal
gardens, - Off street parking, - Deposit
equivalent to 5 weeks' rent, - Council tax
band C

Council Tax

Council Tax Band C

Hamptons

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{ STUNNING APARTMENT WITH PERIOD FEATURES CLOSE TO WATFORD JUNCTION

The Property

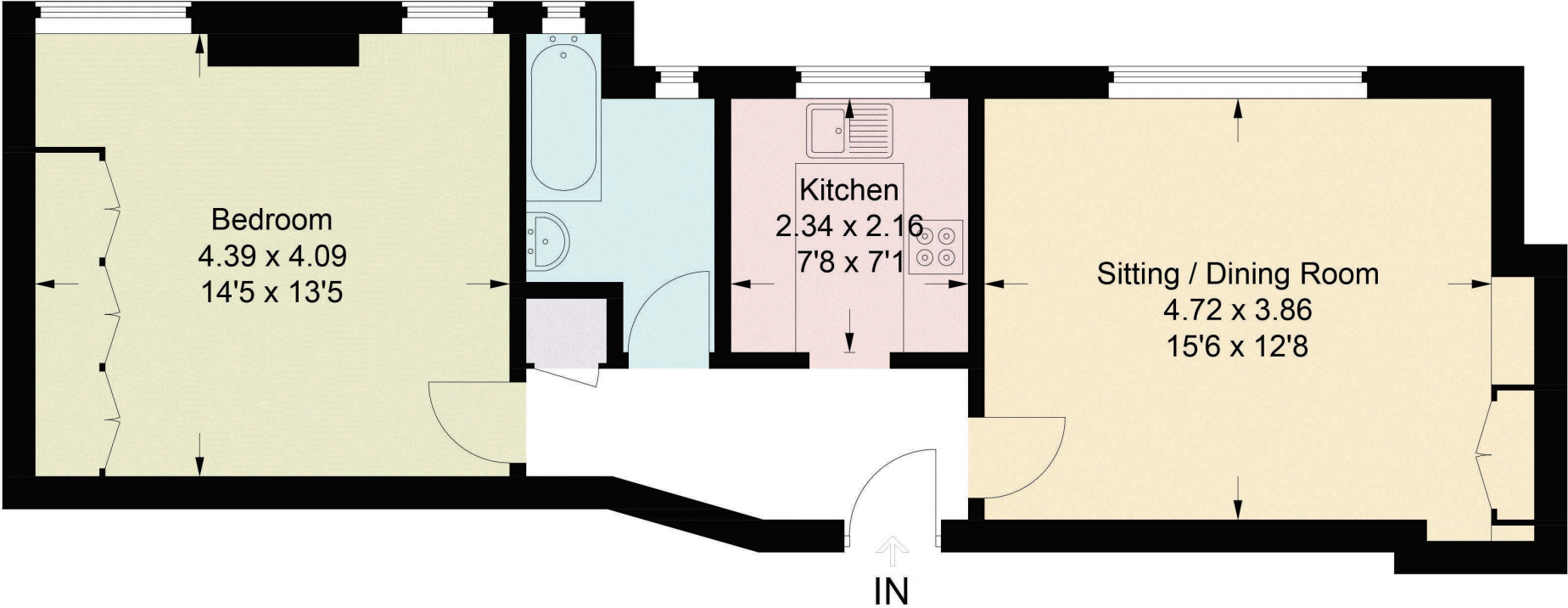
This lovely apartment is full of character and spacious throughout. Located in the popular area of Nascot Wood the property is just a short walk to Watford Junction station. Accommodation comprises: Communal entrance and stairs to first floor, private entrance to large hallway, spacious living room, fitted kitchen with appliances, large bedroom with built-in wardrobes and bathroom. Outside there are communal grounds to the rear of the building and off street parking to the front. Deposit equivalent to 5 weeks' rent. Council tax band C.

Location

Watford town centre is close by with its excellent selection of shops, including the Atria Centre. Transport facilities include the Metropolitan Line at Watford Junction, less than half a mile away, (approx. 20 mins on the 'faster trains'). Access to the M1 is nearby at Junctions 5 and 6 and Junction 19 to the M25 both roads connecting with the national motorway network, M25 to Heathrow airports & M1 to Luton airport. Cassiobury Park has over 190 acres of open space and woodland with a range of sporting and recreational facilities. The River Gade and the Grand Union Canal also run through the Park.



Approximate Gross Internal Area
54.6 sq m / 588 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.

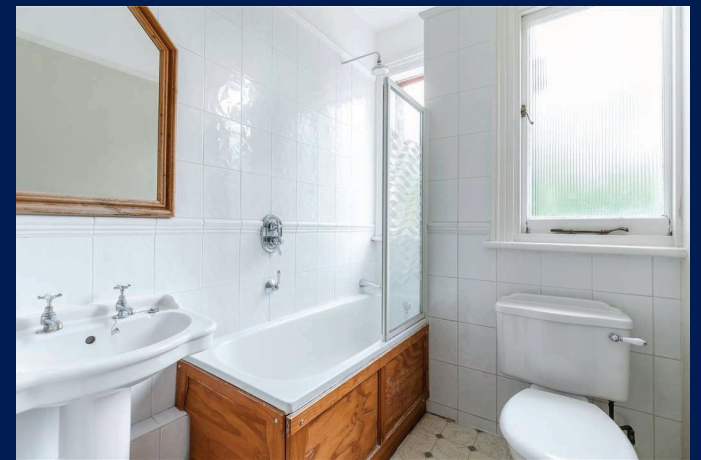
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For Clarification

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		
	E	64	
	F		
	G		
Not energy efficient - higher running costs			81
England & Wales		EU Directive 2002/91/EC	



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