



SMITH STREET WATFORD WD18
£1,450 PER MONTH AVAILABLE 27/07/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS }

Smith Street Watford WD18

£1,450 Per Month
Unfurnished

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

Features

- One bedroom second floor apartment, -
Kitchen with integrated appliances, -
Spacious living room, - Modern bathroom, -
Video entry-phone system, - Gated parking
permit, - Deposit equivalent to 5 weeks'
rent, - Council tax band C

Council Tax

Council Tax Band C

Hamptons

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{ A SPACIOUS APARTMENT IN THE CENTRE OF WATFORD }

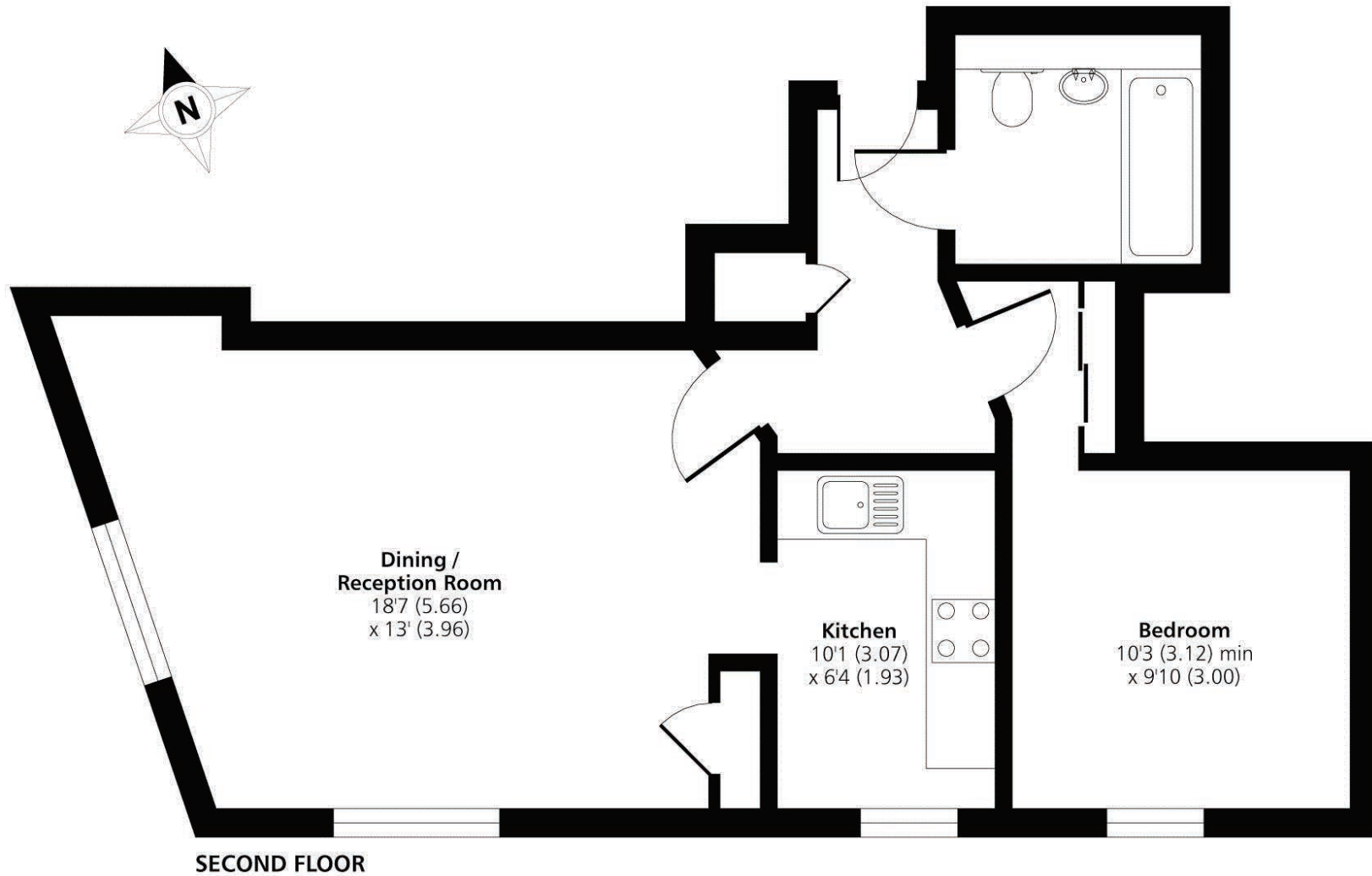
The Property

This well presented one bedroom second floor apartment is located in the heart of Watford Town centre, close to shops, restaurants and Watford Junction station. Finished to a high standard throughout, features include fitted kitchen with integrated Neff appliances, luxury bathroom, video entry-phone system, underfloor heating and gated parking on a first come first served basis. Deposit equivalent to 5 weeks' rent. Council tax band C.

Location

Watford is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minutes 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. For recreation, Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course.





GROSS INTERNAL FLOOR AREA 546 SQ FT 50.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B	84	84
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small>	

