



BROMET CLOSE WATFORD WD17
£2,250 PER MONTH AVAILABLE 16/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Bromet Close Watford WD17

£2,250 Per Month
Unfurnished

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

Features

- Luxury 3 bedroom apartment, - Open plan living/dining room, - Private balcony, - Modern kitchen and bathroom, - On street parking, - Well presented throughout, - Deposit equivalent to 5 weeks rent, - Council tax band D

Council Tax

Council Tax Band D

Hamptons

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{ A LUXURY APARTMENT WITH A PRIVATE BALCONY

The Property

This stunning apartment is located on the first floor and is very well presented throughout. The accommodation comprises: Three double bedrooms, a large open plan living/dining room with access to private balcony, a beautiful and spacious modern kitchen with integrated appliances and finally a luxurious family bathroom. Outside there is residents parking and communal gardens. Deposit equivalent to 5 weeks rent and council tax is band D.

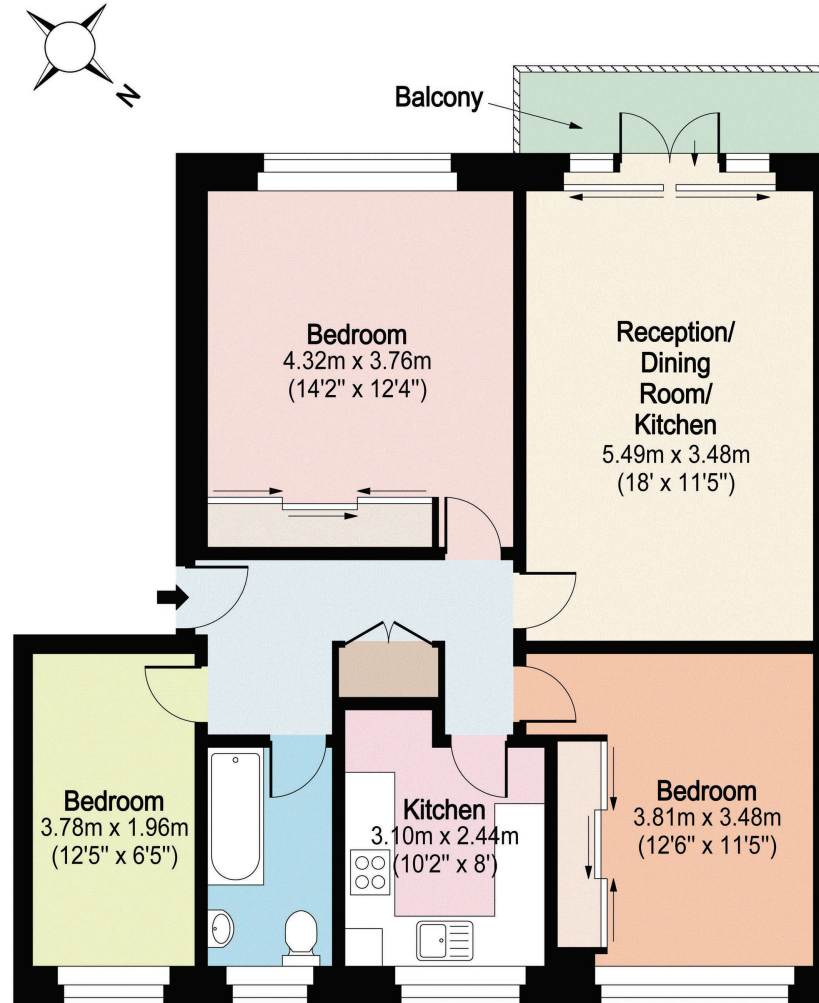
Location

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.



First Floor

Approx. 78.8 sq. metres (848.0 sq. feet)



Total area. approx. 78.8 sq. metres (848.0 sq. feet)

For illustration purposes only - not to scale

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 | | |
| Decent energy efficiency - lower running costs | C | 77 | 79 |
| 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> | | | |
| England & Wales | | | |

