



**WATFORD, HERTFORDSHIRE**  
**£1,750 PER MONTH** AVAILABLE 14/08/2024




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Watford, Hertfordshire

£1,750 Per Month  
Unfurnished

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

## Features

- Two double bedrooms, - Two bathrooms (1 ensuite), - Modern kitchen with appliances, - Private balcony, - Allocated parking space, - Close to met line station, - Deposit equivalent to 5 weeks' rent, - Council tax band D

## Council Tax

Council Tax Band D

## Hamptons

2 Station Road  
Rickmansworth, WD3 1QZ  
01923 896444  
rickmansworthlettings@hamptons.co.uk  
www.hamptons.co.uk

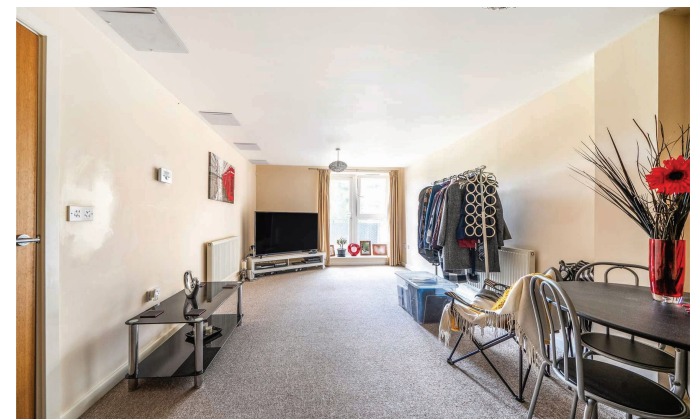
# { A LOVELY APARTMENT WITH USE OF ON-SITE GYM AND POOL

## The Property

This well presented property is located on the first floor in the popular Cassio Metro development, close to the met line station. The accommodation comprises: Entrance hallway with storage cupboard, spacious living/dining room leading to a private balcony, open plan fully fitted kitchen with appliances, main double bedroom with en-suite shower room, second double bedroom and main bathroom. Also includes an allocated parking space, communal grounds and use of the on-site gym and swimming pool. Deposit equivalent to 5 weeks' rent. Council tax band D.

## Location

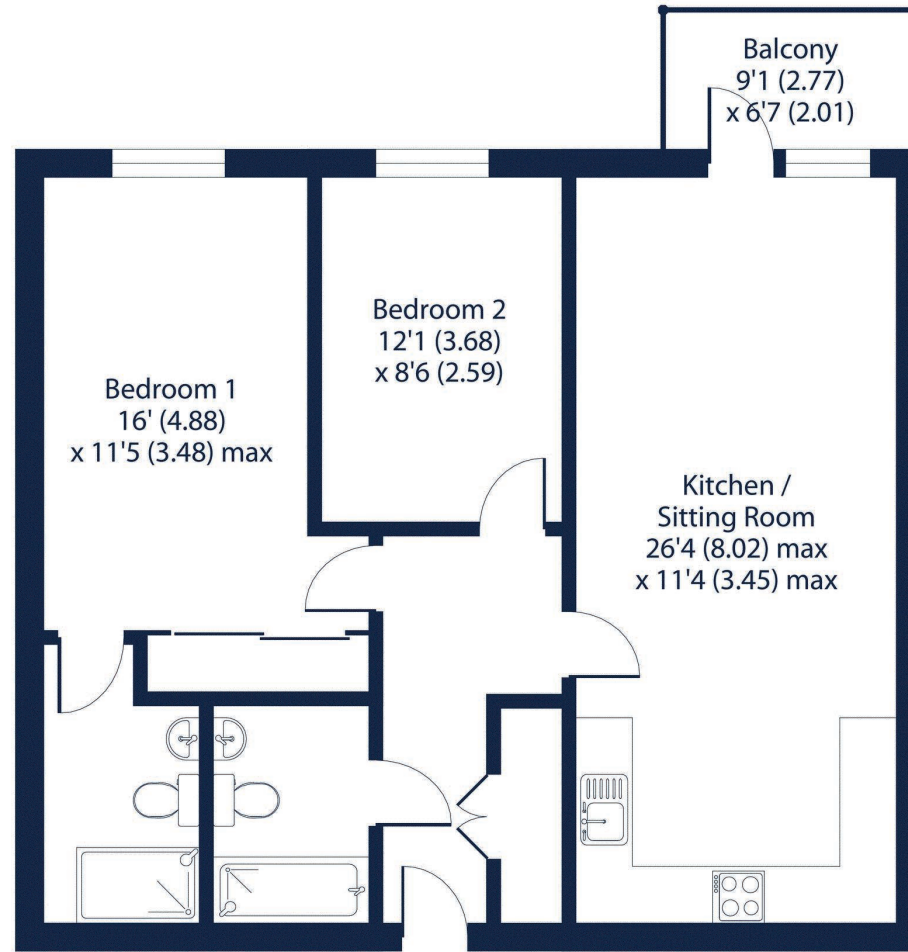
The Cassio Metro development is popular with commuters with its close proximity to the Watford Metropolitan line station, Cassiobury park and the Atria shopping centre. Watford is Hertfordshire's largest town and is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minute train journey from London Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east. Watford has a selection of quality primary and secondary schools, a very popular choice is Watford Boys and Girls Grammar Schools.



# Metropolitan Station Approach, Watford, WD18

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamptons. REF: 1150224

### 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		
		80	81
England & Wales		EU Directive 2002/91/EC	

