



**WEST STREET WATFORD WD17**  
*£1,600 PER MONTH AVAILABLE 31/08/2024*

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

West Street Watford WD17

**£1,600 Per Month**  
**Unfurnished**

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

## Features

- Modern apartment, - One bedroom, -  
Open plan living, - Fitted Appliances, -  
Underground parking space, - Private  
balcony, - Deposit equivalent to 5 weeks'  
rent, - Council tax band C

## Council Tax

Council Tax Band C

## Hamptons

2 Station Road  
Rickmansworth, WD3 1QZ  
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# { A STUNNING APARTMENT IN THE CENTRE OF WATFORD

## The Property

A lovely and modern one bedroom apartment situated perfectly for both Watford town centre and Watford Junction Station. Includes a private balcony overlooking the communal gardens and secure allocated underground parking. Finished to a high specification, this apartment offers open plan living with fitted kitchen appliances and a luxury bathroom. The block itself offers residents the option of Sky+ HD and SkyQ, 24hour CCTV within the building and bicycle storage. Deposit equivalent to 5 weeks' rent. Council tax band C.

## Location

These properties are located in close proximity to Watford Junction 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 Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east.



Approximate Area = 56.0 sq m / 603 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 288931

**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
<p>Very energy efficient - lower running costs</p> <p>100-100: A</p> <p>80-100: B</p> <p>60-80: C</p> <p>40-60: D</p> <p>20-40: E</p> <p>10-20: F</p> <p>1-10: G</p> <p>Not energy efficient - higher running costs</p>		86	86
England & Wales		EU Directive 2002/91/EC	

