



13 SMITH STREET WATFORD WD18
£1,350 PER MONTH AVAILABLE 09/09/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

13 Smith Street Watford WD18

£1,350 Per Month
Unfurnished

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

Features

- Lovely one bedroom apartment, -
Modern bathroom, - Underfloor heating, -
Minutes to station, shops and restaurants,
- Fully fitted kitchen, - No Parking, - Deposit
equivalent to 5 weeks' rent, - Council tax
band C

Council Tax

Council Tax Band C

Hamptons

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{ MODERN APARTMENT IN THE CENTRE OF WATFORD CLOSE TO ALL AMENITIES

The Property

A stunning one bedroom first floor apartment located in the heart of Watford town centre, just minutes to stations, shops and restaurants. Features include a beautifully fitted kitchen with induction hob, electric oven, integrated washer/dryer, dishwasher and fridge (all Neff), underfloor heating and video entry-phone. Deposit equivalent to 5 weeks' rent. Council tax band C.

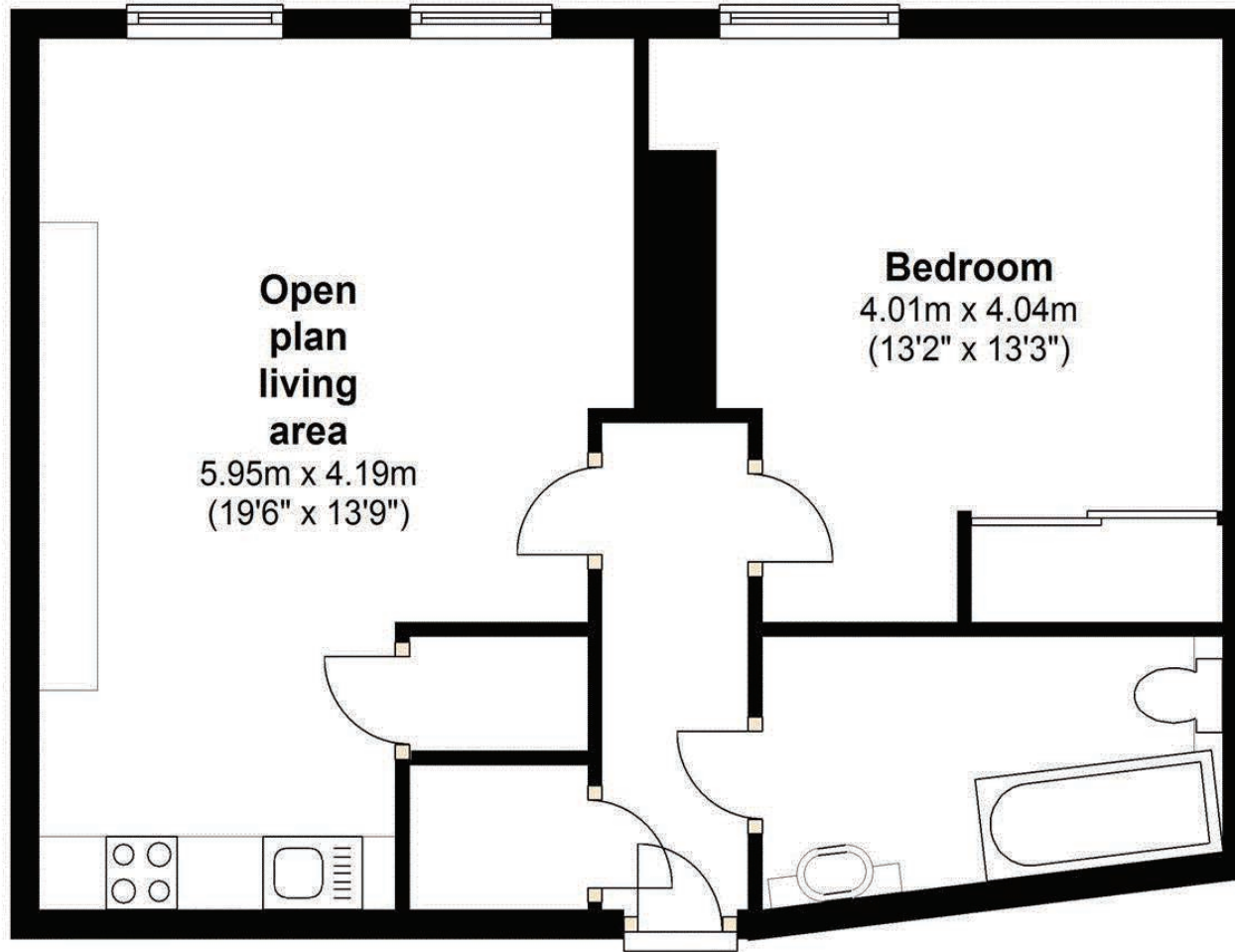
Location

Watford is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 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, with major names including Marks and Spencer. For recreation, Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course. Vicarage Road in Watford is home to Watford Football Club.



First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 46.1 sq. metres (496.6 sq. feet)

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
100-100	A		
81-100	B	88	89
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

