



**BROMET CLOSE WATFORD WD17**  
*£2,000 PER MONTH AVAILABLE 07/10/2024*

**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Bromet Close Watford WD17**

**£2,000 Per Month  
Furnished**

 **2 Bedrooms**  
 **1 Bathroom**  
 **1 Reception**

## Features

- Luxury apartment, - Two large bedrooms,
- Fitted wardrobes, - Four piece bathroom,
- Spacious kitchen, - Integrated appliances,
- Private balcony, - 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 RESIDENTS PARKING AND COMMUNAL GARDENS

## The Property

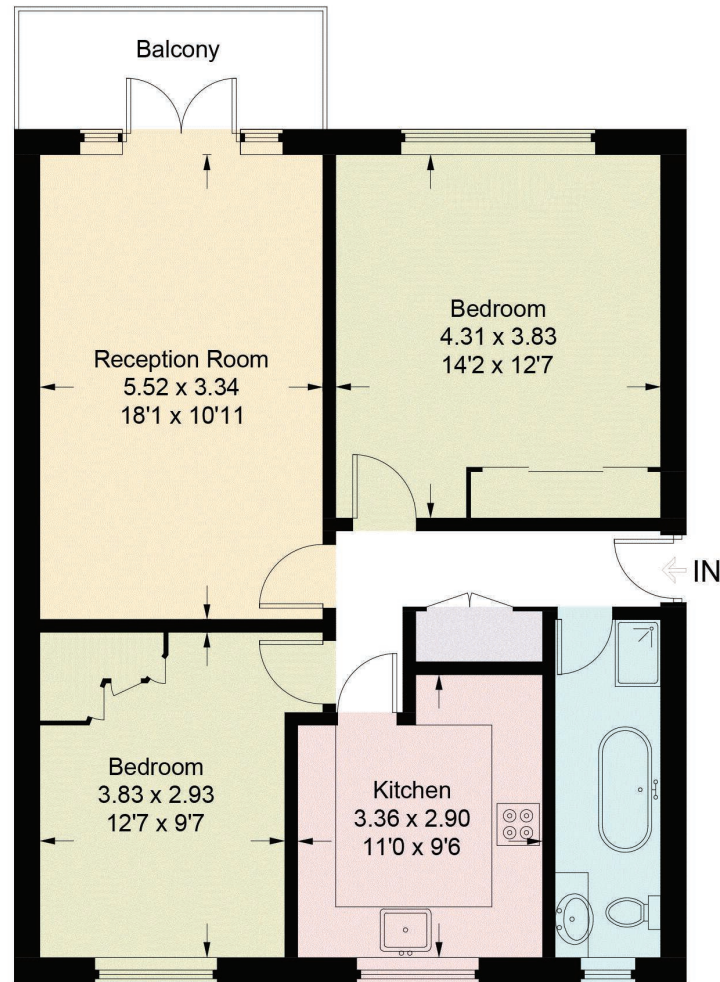
A stunning first floor two bedroom apartment offered with luxury fixtures and fittings. No expense has been spared throughout this apartment, that comprises of: Two double bedrooms with fitted wardrobes, a large sitting room open plan to the dining area, with lots of natural light and double doors to a private balcony, a beautiful and spacious modern kitchen with integrated appliances and finally a luxurious bathroom with mood lighting, complete with a separate bath and shower. Outside there is residents' parking and communal gardens. Deposit equivalent to 5 weeks' rent. Council tax 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.



Approximate Gross Internal Area = 70.1 sq m / 754 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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		
Decent energy efficiency - lower running costs	C	78	80
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		
England & Wales		EU Directive 2002/91/EC	

