



MANHATTAN AVENUE WATFORD WD18
£1,800 PER MONTH AVAILABLE 27/08/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Manhattan Avenue Watford WD18

£1,800 Per Month
Unfurnished

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

Features

- Two bedrooms, - Two bathrooms (1 en-suite), - Balcony and communal grounds, - Allocated parking space, - Use of swimming pool and gym, - Concierge on site, - 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 FABULOUS FIRST FLOOR APARTMENT WITH A PRIVATE BALCONY

The Property

A spacious two double bedroom apartment located just a few minutes away from the Metropolitan Line station. The property is located on the first floor and comprises of an entrance hallway with entry phone system, a bright sitting room with doors out to the balcony, a separate fully fitted modern kitchen with integrated appliances, large main bedroom with en-suite shower room and fitted wardrobes, a further double bedroom and a contemporary family bathroom. Other benefits include allocated and visitor parking, gas central heating and communal gardens as well as access to the on-site gym and swimming pool. Deposit equivalent to 5 weeks' rent. Council tax band D.

Location

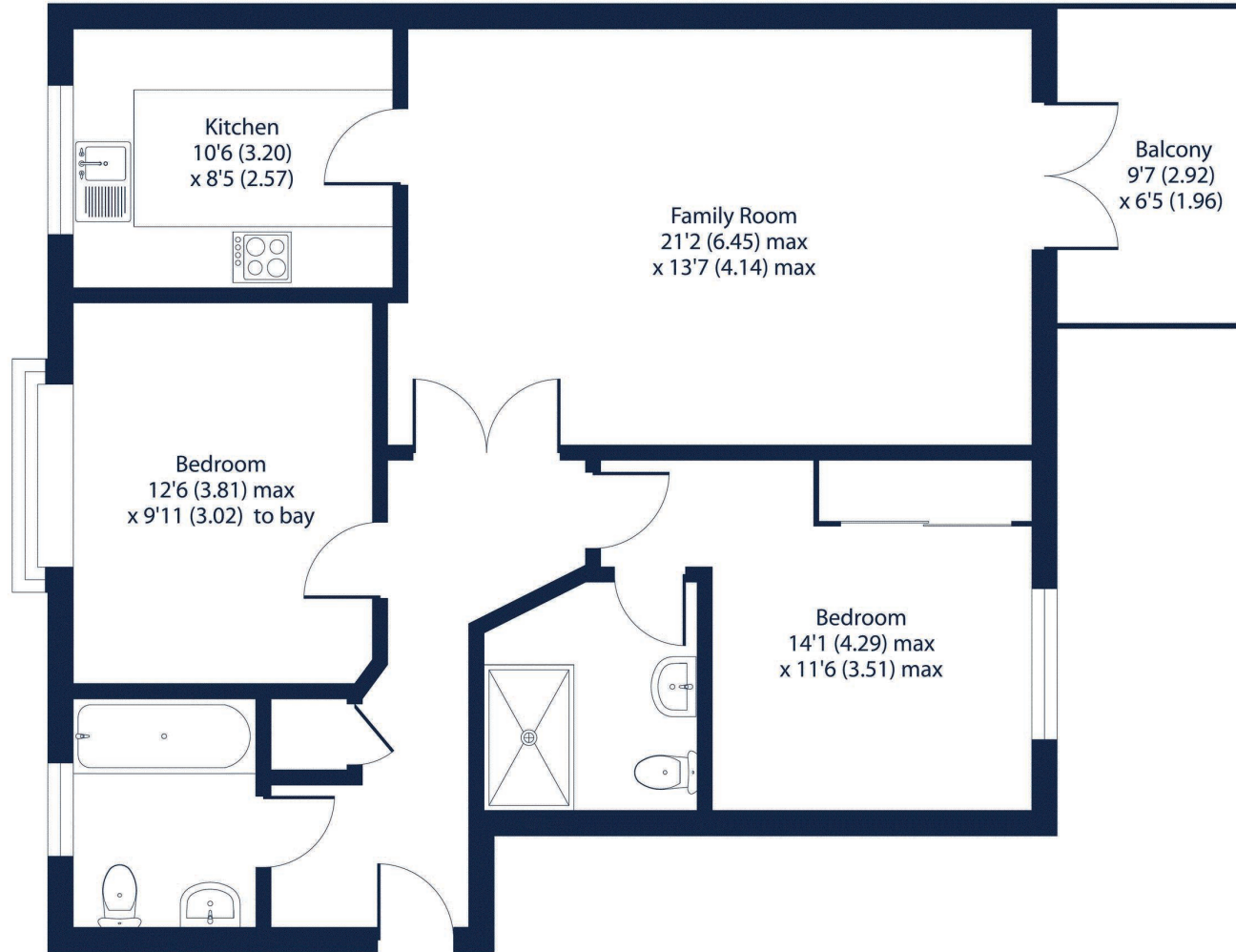
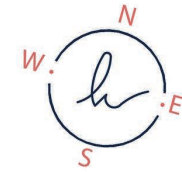
Watford is Hertfordshire's largest town and is situated in the south of the county between the M25 and M1 motorways. Watford is only a 20 minute train journey from Euston station. Shopping is dominated by the Atria centre in the heart of the town. For recreation, Cassiobury Park in the West of Watford provides enjoyable walks and also has a golf course. Watford has a great selection of quality secondary and primary schools. A very popular choice is Parmiters Secondary School and Watford Boys and Girls Grammar School, all having achieved being in the top 100 schools in Hertfordshire.



Cassio House, Manhattan Avenue, Watford, WD18

Approximate Area = 865 sq ft / 80.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamptons. REF: 1154871

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	82	84
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

