



**SHERATON MEWS GADE AVENUE WD18**  
£1,200 PER MONTH AVAILABLE 23/06/2025

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

Sheraton Mews Gade Avenue  
WD18

£1,200 Per Month  
Unfurnished

-  1 Bedroom
-  1 Bathroom
-  1 Reception

## Features

- Ground floor location, - Allocated parking space, - Modern kitchen and bathroom, - Bedroom with fitted wardrobes, - Short walk to Cassiobury Park & station, - Communal gardens, - Deposit equivalent to 5 weeks' rent, - Council tax band C

## Council Tax

Council Tax Band C

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

# { AN IMMACULATE ONE BEDROOM GROUND FLOOR FLAT NEAR CASSIOBURY PARK

## The Property

A lovely and well presented ground floor apartment, located close to Cassiobury Park and just a short walk to Watford Met line station and the town centre.

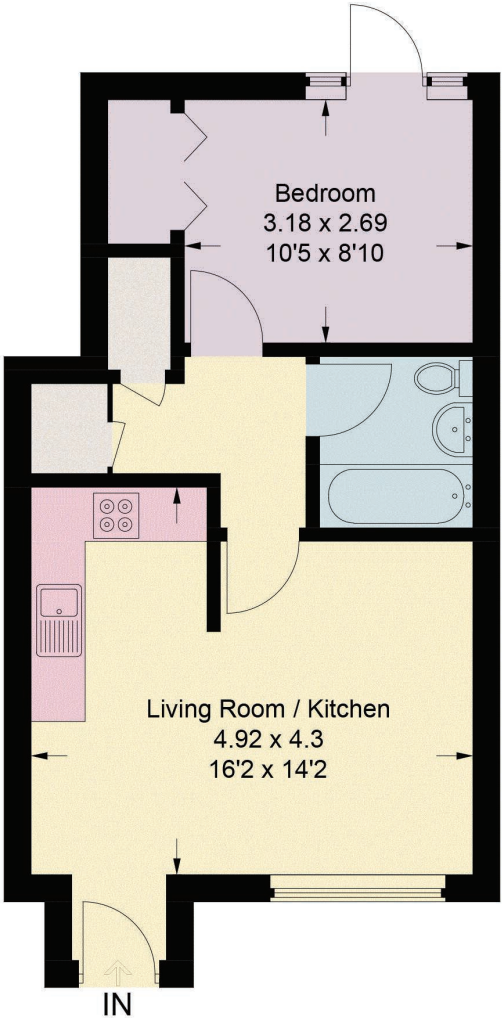
Accommodation comprises: Private entrance to living room, open-plan fitted kitchen with appliances, double bedroom with built-in wardrobes and door to car park, modern bathroom and built-in storage cupboards. Outside there are communal gardens and an allocated parking space. Deposit equivalent to 5 weeks' rent. Council tax band C.

## Location

This property is located in 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 Euston station. The River Gade runs along the west of Watford while the River Colne runs along the east.



Approximate Gross Internal Area  
 40.7 sq m / 438 sq ft



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 |   |                         |           |
| 100-100                                     | A |                         |           |
| 81-100                                      | B |                         |           |
| 62-81                                       | C |                         |           |
| 43-62                                       | D | 64                      | 78        |
| 25-43                                       | E |                         |           |
| 10-25                                       | F |                         |           |
| 1-10  | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



