



**WEST STREET WATFORD WD17**  
**£1,550 PER MONTH** AVAILABLE 11/09/2024

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

West Street Watford WD17

**£1,550 Per Month**  
**Unfurnished**

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

## Features

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

## Council Tax

Council Tax Band C

## Hamptons

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Rickmansworth, WD3 1QZ  
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www.hamptons.co.uk

# { A STUNNING ONE BEDROOM APARTMENT IN WATFORD WITH A PARKING SPACE

## The Property

This well presented modern one bedroom apartment is situated perfectly for both Watford town centre and Watford Junction Station. Accommodation comprises: Entrance hallway leading to open-plan living area with private balcony and fully fitted modern kitchen, double bedroom and luxury bathroom. Other benefits include secure allocated underground parking, 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.





### Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 288926

**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	85	85
Decent energy efficiency - lower running costs	C		
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		
<small>Not energy efficient - higher running costs</small>			
<b>England &amp; Wales</b>			
<small>EU Directive 2002/91/EC</small>			



