

Apartment (EPC Rating: D)

**ARCHWAY HOUSE, 4 ORPHANAGE
ROAD, WATFORD, WD17 1PG**
PCM

£1,500 PCM

2 Bedroom Apartment located in Watford

FIRST FLOOR TWO BEDROOM APARTMENT - MODERN GATED DEVELOPMENT- SOUGHT AFTER LOCATION CLOSE TO WATFORD JUNCTION - TOWN CENTRE & OFFERING QUICK & EASY ACCESS TO SURROUNDING MOTORWAYS. - AVAILABLE EARLY AUGUST 2024

- 2 MIN WALK TO WATFORD JUNCTION - 0.6 MILES TO ATRIA WATFORD TOWN CENTRE -
- 0.7 MILES TO WATFORD HIGH STREET STATION - 0.4 MILES TO RADLETT ROAD PLAYING FIELDS -
- QUICK ACCESS TO A412, ST ALBANS ROAD - 1.5 MILES TO CASSIOBURY PARK -

The property has been carefully designed to be low maintenance to ensure a hassle free tenancy for the occupants. There is a modern hard wearing wood effect flooring throughout the apartment and all the rooms have been designed to feature large double glazed windows which allow plenty of natural light to flow through the property.

This apartment is comprised of a modern bathroom, two bedrooms, an open plan living area with modern fitted kitchen featuring an integrated fridge freezer, washer dryer, oven and a halogen hob. This property has a modern cost effective electric boiler providing instant hot water and heating to radiators with thermostatic controls.

There is one allocated parking space & the apartment is offered unfurnished. Available early July 2023.

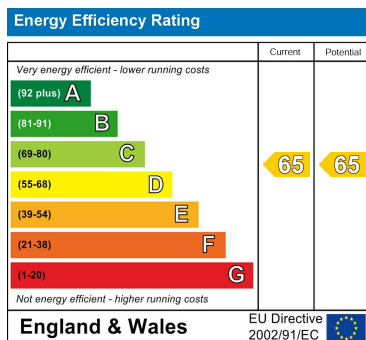


WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the