



Apartment (EPC Rating:)

**53-55 RICKMANSWORTH ROAD,
WATFORD, WD18 7ED**
PCM

£1,700 PCM

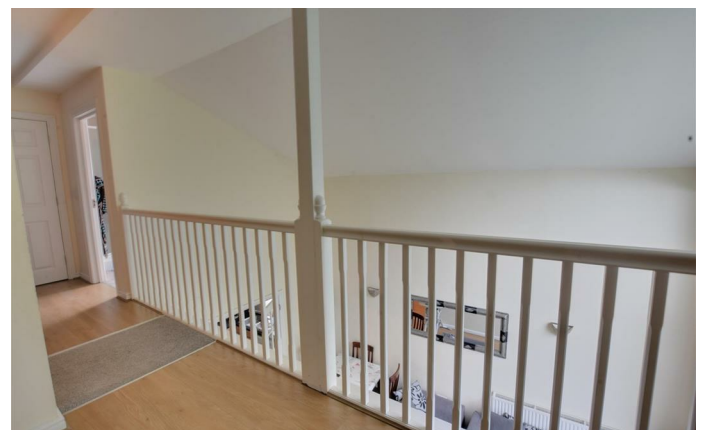
2 Bedroom Apartment located in Watford

TWO BED APARTMENT WITH ADDITIONAL STUDY/WARDROBE AREA & TWO BATHROOMS - MEZZANINE BEDROOM UPSTAIRS - SPLIT LEVEL APARTMENT WITH 1 OFF ROAD PARKING SPACE - OPPOSITE THE BEAUTIFUL CASSIOBURY PARK. - AVAILABLE END OF AUGUST 2024.

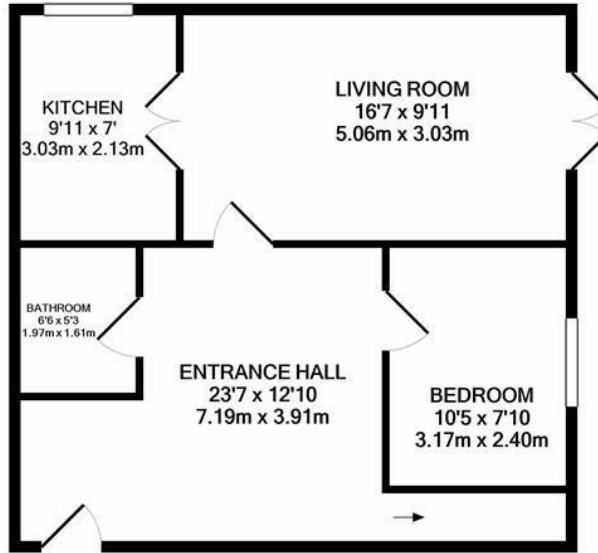
Situated in the vibrant town of Watford, you'll have easy access to local amenities, shops, and restaurants, ensuring that everything you need is right at your doorstep.

This wonderfully designed apartment is split over two levels offering ample living space for a small family, professional couple, or even sharers! The apartment is comprised of an entrance hallway, living room with high ceilings and a floor to ceiling window allowing plenty of natural daylight, a separate kitchen and a downstairs shower room. Upstairs is a very spacious further room which can be made into two bedrooms. There is also another shower room.

- 0.2 WATFORD GRAMAR SCHOOL FOR BPYS.
- 0.4 MILES TO WATFORD MET LINE STATION
- 0.4 MILES TO CASSIOBURY PARK.
- 0.7 MILES TO WATFORD GENERAL HOSPITAL.
- 0.8 MILES TO ARTIA SHOPPING CENTRE.
- 0.9 MILES TO WATFORD JUNCTION RAILWAY STATION.
- 0.9 MILES TO WATFORD GRAMMAR SCHOOLS FOR GIRLS.
- 1 MILE TO WATFORD HIGH STREET.



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



GROUND FLOOR
APPROX. FLOOR
AREA 537 SQ.FT.
(49.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 274 SQ.FT.
(25.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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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