



45 Derby Road  
Hertfordshire, WD17 2LZ  
**£750 PCM**

Centrally located, this studio flat is definitely worth viewing! Within walking distance of Watford High Street, the Atria Shopping Centre and Watford Junction Station. The studio is available immediately for single occupants only. Gas and water included in the rental amount. Please note there is NO parking with this studio!!

- Studio property for rent
- Watford town
- Available immediately
- Holding deposit £173.
- Deposit £865.
- Council tax band A Watford

**Viewing**

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.



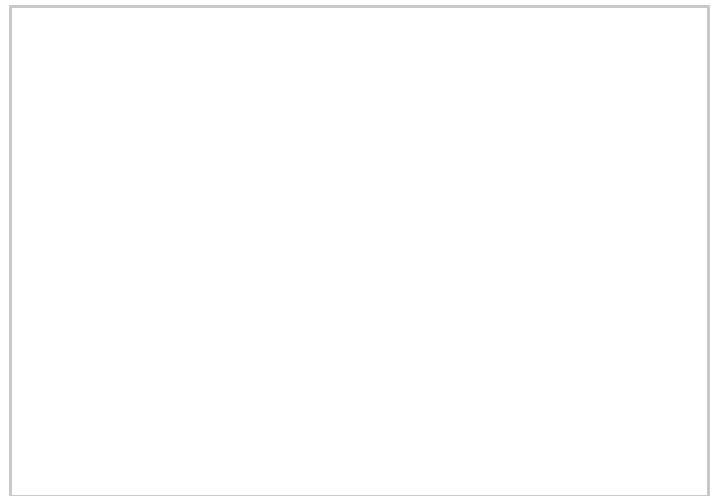
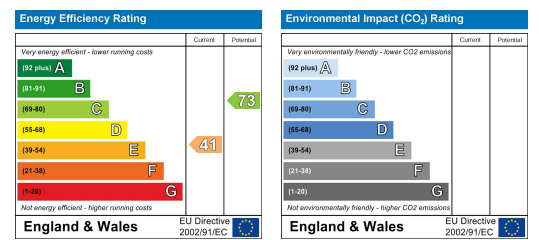
## Floor Plan



## Area Map



## Energy Efficiency Graph



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