



# lathamsmith™

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## ***Ebury Road, Watford***

## ***£1,150 per month***

Well-presented 1 bedroom 1st floor maisonette located in a quiet cul-de-sac in Watford, minutes to Watford Junction station and the town centre. Property comprises: Private entrance, large lounge, fitted kitchen with appliances, double bedroom and bathroom. Other features include communal gardens and residents parking. **Available 25th August, unfurnished.**

- **Lovely 1 bedroom maisonette in quiet cul-de-sac**
- **Close to Watford Junction & town centre**
- **Good decorative order**
- **Large lounge**
- **Residents parking**
- **Available 25th August**



## Property Details

### Hallway

Own entrance, stairs to first floor. Carpeted.

### Lounge 4.06m (13'4") x 3.73m (12'3")

Large living space narrowing to 7 x 9'7 to dining / study area, storage heater, double glazed window to front, large storage cupboard, carpet.

### Double Bedroom 2.95m (9'8") x 3.76m (12'4")

Good sized bedroom, double glazed window, carpet, storage heater.

### Kitchen 2.26m (7'5") x 1.65m (5'5")

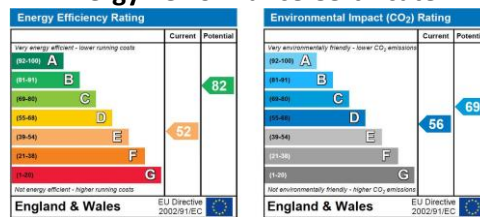
Wall & base units, tiled, cooker & electric hob, under counter fridge, washing machine, single stainless steel sink unit, window, lino floor.

### Bathroom

Extractor, part tiled, lino flooring, sink inset into storage unit, wc, bath with electric shower, towel rail and storage heater.



### Energy Performance Certificate



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend prospective tenants arrange for a qualified person to check all appliances/services before legal commitment.