



## Room 3

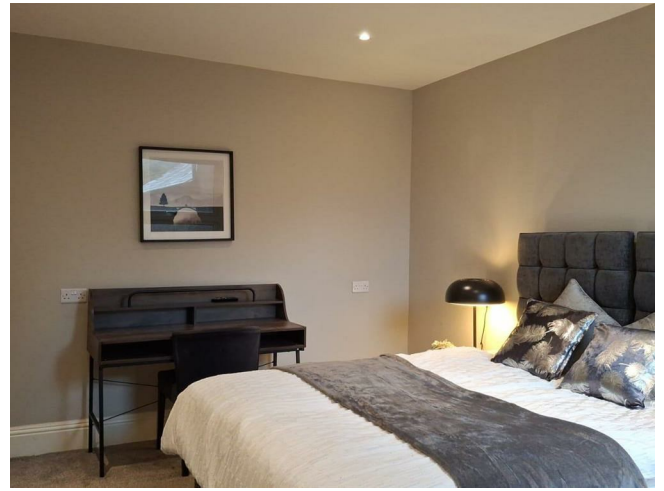
Woodford Rd | | Watford | WD17 1PA

£1,000



**LEAFY  
ESTATES**

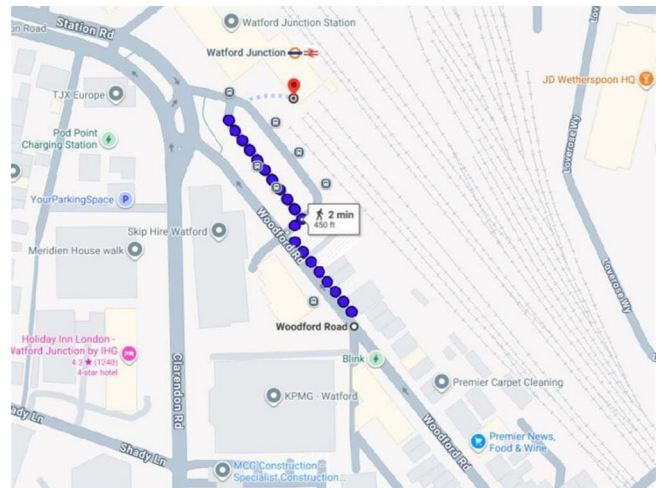
## Key features



## Description

?? All bills included |??Eight double rooms are designed for working professionals who are looking for comfort, space & top-tier amenities.?? The Rooms ??\_\_\_\_\_Each room has been designed around the core set of services we offer our tenants:??? 1000 pocket-sprung king size beds???? Large shared Kitchen + a second smaller kitchen?? Smart 40+inch TVs in every room?? Super-speed Broadband (400mbps package speed)?? Constant hot water?? Wardrobe & storage spaces?? Digital Safe (available on request)All of the utilities are covered in the rental price: Council tax? Electricity? Gas? Water? Broadband? TV Licence?? The Location ??

\_\_\_\_\_Woodford Road is an ideal location for working professionals, situated right in the heart of Watford's business district with close access to national travel links.?? Woodford Road - 1 minutes?? Watford Junction Station - 2 minutes?? Intu Shopping Centre - 5 minutes?? Nearest Local Shop - 2 minutes?? Nearest Supermarket - 5 minutes?? All timings are walking distances?? The Property ??\_\_\_\_\_The property has been fitted with digital code locks on all doors and modern-fitted kitchen appliances. There is a rear garden to the property. Laundry facilities (Washing Machine & Dryer) are on-site and pay per use. We provide ironing equipment to tenants. All tenants in the property are currently a mix of genders and all working professionals. We are looking for working professionals preferred for this property. Tenants are able to apply for on-street parking permits from the local council when available. Please enquire if you are likely to require street parking at the property. The property is cleaned every 2 weeks by our housekeeping team who will also check and report maintenance issues. We pride ourselves on excellent & prompt service with maintenance issues and provide a direct contact with a maintenance manager for your comfort. \_\_\_\_\_Contact us for a viewing immediately! EPC RATING CCOUNCIL TAX BAND D



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

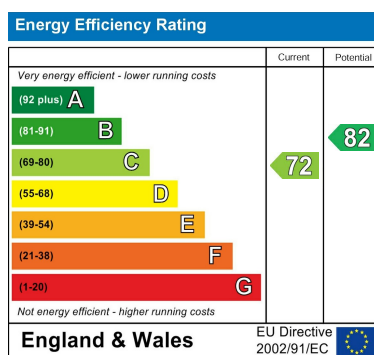
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

## Directions





Council Tax Band D    EPC Rating C



68 South Hill Avenue

Harrow

HA2 0NH

02081501988

info@leafyestates.co.uk

leafyestates.co.uk