





**Western Lodge Cottages,**
**Whitesmocks, DH1 4LH**
**1 Bed - Flat**
**£650 Per Calendar Month**

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Nestled in the highly desirable Whitesmocks area, this property is situated within the picturesque cul-de-sac of Western Lodge Cottages, enveloped by a variety of mature trees and shrubs that offer a sense of seclusion.

The residence features the advantages of gas central heating, an enclosed courtyard for convenient off-street parking, and a garage located in a separate block.

The accommodation includes an entrance hall, a lounge seamlessly connected to the kitchen, boasting an impressive black marble fireplace, a double bedroom with storage and a cast iron fireplace, and a bathroom with a white suite and over-bath shower. This charming cottage is located in an outstanding area, convenient for good schooling, hospitals, commuting links and amenities.

EPC Rating- E

BOND: £650

Council Tax Band - A Annual Cost - £1666.64

REQUIRED EARNINGS - TENANTS: £23,400.00pa; GUARANTORS: if required £23,400.0pa

**Agent Notes**
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: To be confirmed
Mobile Signal/Coverage: To be confirmed

Disclaimer: The preceding details have been sourced from the Landlord and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

**REDRESS**
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH

**Agent Notes**
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk
Selective licencing area – No

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the landlord prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.







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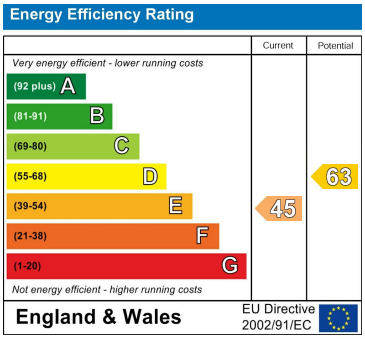
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.


RICS

ARLA Association of Residential Letting Agents

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