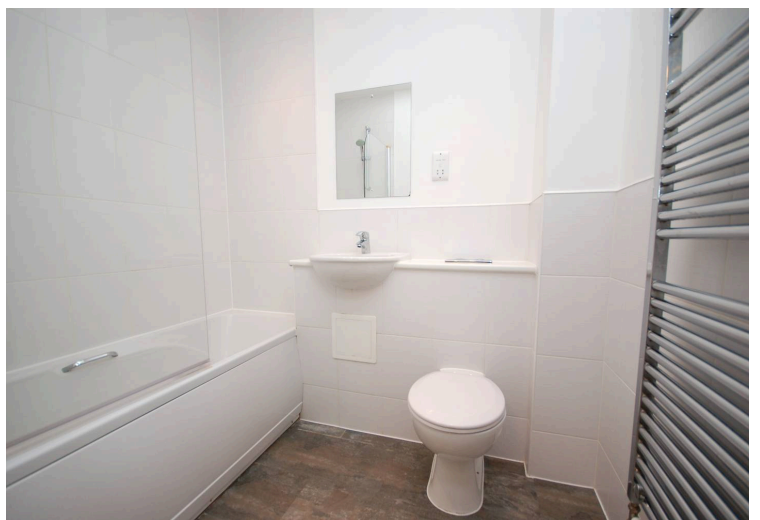




Tolpits Lane, Watford, WD18

£1,650 pcm | Un-Furnished – Available Mid-July

VIDEO ENTRY PHONE SYSTEM • LIVING/DINING ROOM/KITCHEN • TWO DOUBLE BEDROOMS • BATHROOM •
GATED PARKING • COMMUNAL GARDENS • LIFT TO ALL FLOORS



A bright and spacious TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT built to a high standard.

The apartment benefits from a spacious living/dining room with a modern fitted kitchen, two double bedrooms and a modern bathroom. The property has fully secure gated parking, a cycle store, communal garden and a lift to all floors.

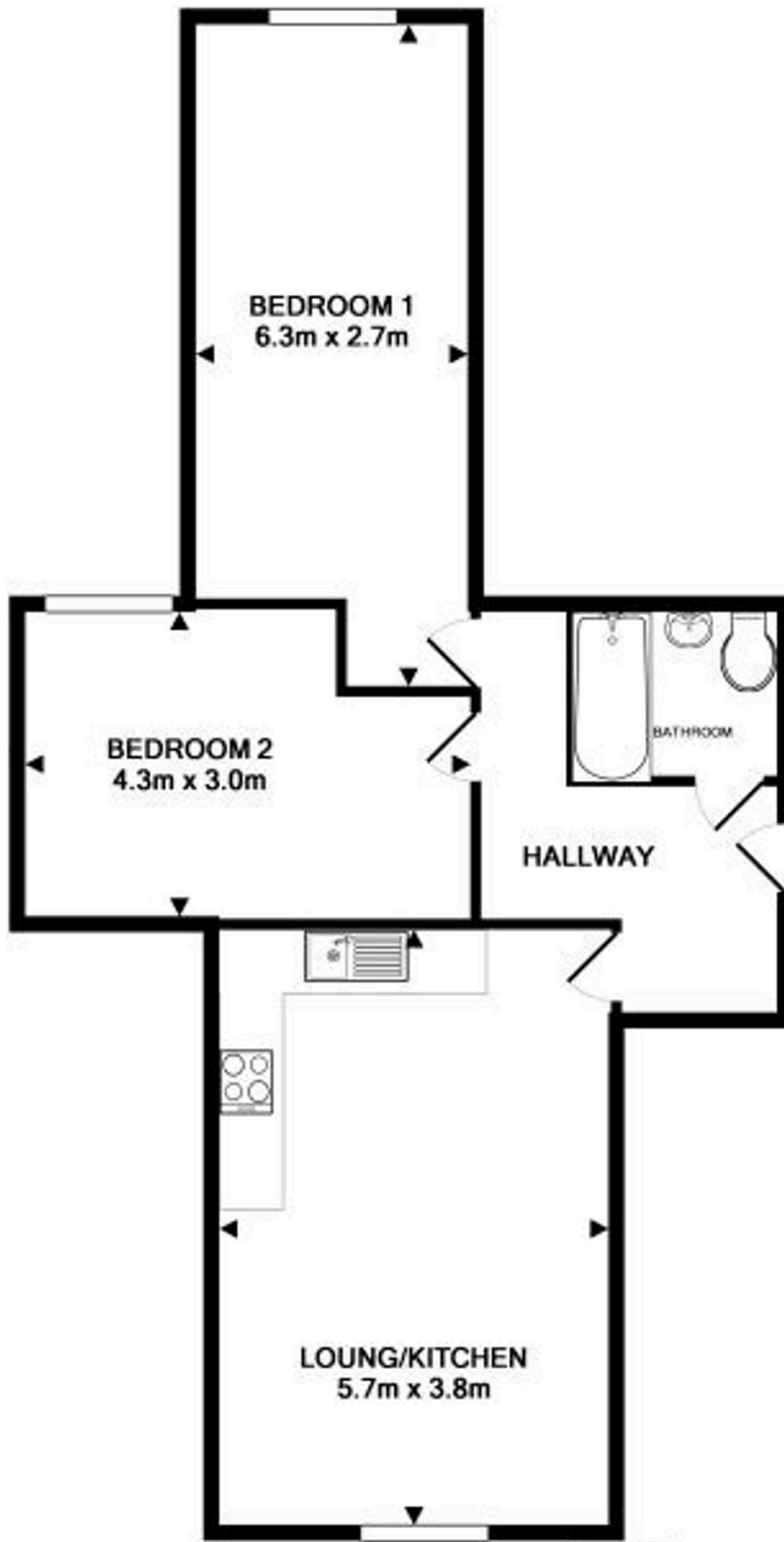
This well appointed flat is conveniently situated a short walk away from a local parade of shops, as well as excellent bus routes which provides easy access to Watford General Hospital and Watford Town Centre, which is approximately 1.4 miles away.

Nearest Station: 0.8 miles - Watford Station

Council Tax band: C Approx. £2174.85 2026-2027 (Watford Council)

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.

You can include any text here. The text can be modified upon generating your brochure.