



£1,500 pcm  
Exeter Close, Watford



2

Bedrooms



1

Bathroom

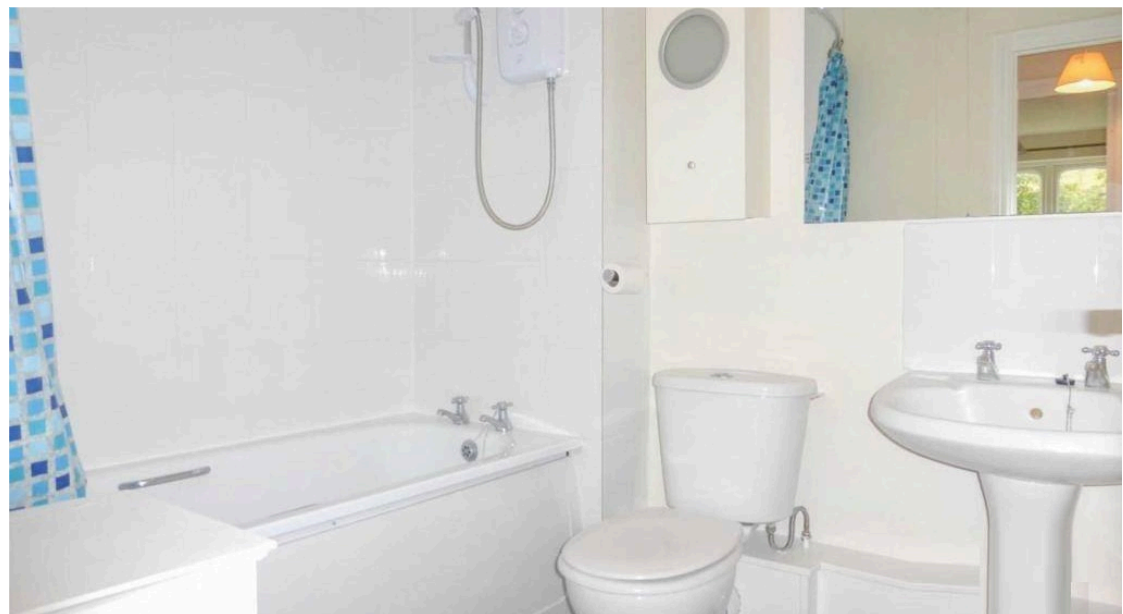
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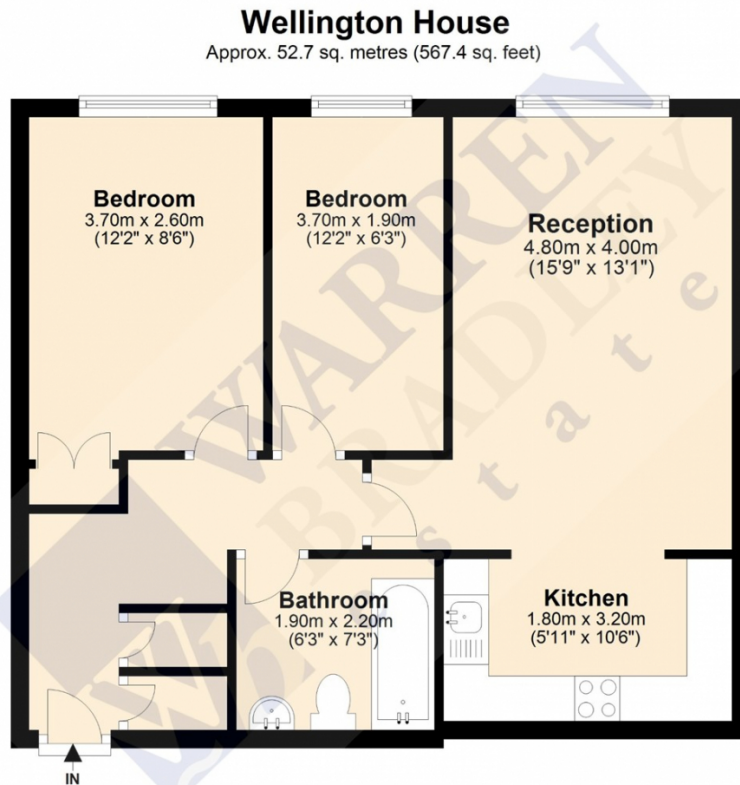
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Warren Bradley Estates are delighted to offer for rent this two bedroom ground floor apartment located in Wellington House. The property benefits from a large lounge, open plan kitchen, two spacious bedrooms, two storage cupboards in the hall and a family sized bathroom. Further benefits include well maintained communal grounds, underground allocated parking and double glazing.

The property is ideally located close to Watford Junction Station which is only 0.5 miles away, local shops, schools and all other amenities. Also Major road links such as the M1, M25 and A41 are all within easy access from the property.

Offered part furnished the property is available now.



Total area: approx. 52.7 sq. metres (567.4 sq. feet)

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 Plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</b>                  | <b>76</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

