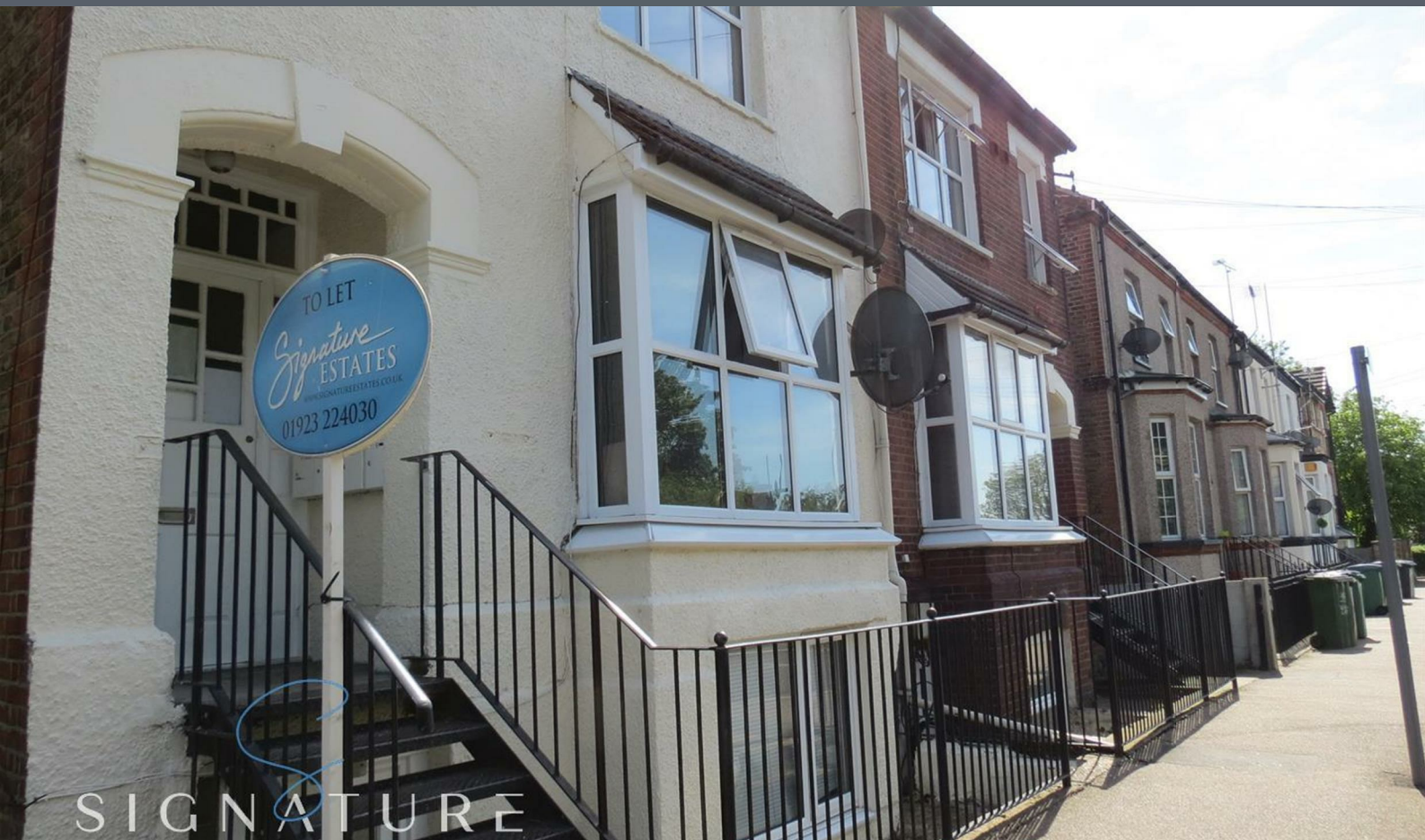




## Flat 7 Hamilton House

Watford, WD17 2LZ

**£650**

This HMO property is ideally located on Derby Road, just a short walk from Watford Junction Station and Watford High Street, offering excellent access to transport links, shops, restaurants, and other local amenities.

The room is well designed and provides comfort and it benefits from its own private kitchenette, allowing you to prepare meals in the convenience of your room. The property also features a shared bathroom arrangement, with 4 toilets and 4 shower rooms shared between 6 other tenants.

Please note that parking is not available at this property. Rent included water bills and gas.

This is an excellent choice for anyone looking for comfortable, well-connected accommodation in Watford.

ONLY single Occupant .

- Central Location
- Water Included
- Gas Included
- Close to Town Centre
- Close to Watford Junction
- Council Tax Band A
- Holding fee of £161
- Deposit of £807
- NO PARKING AVAILABLE

### Viewing

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.



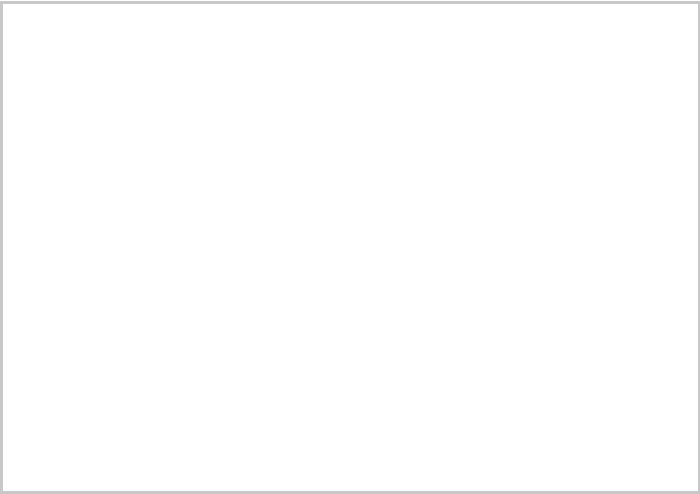
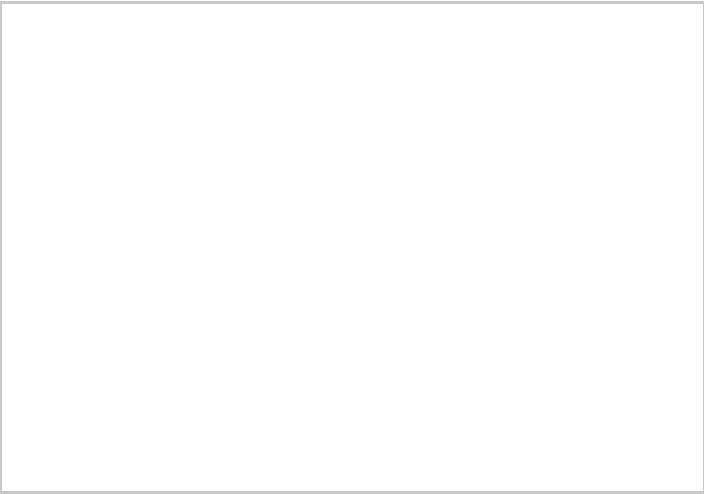
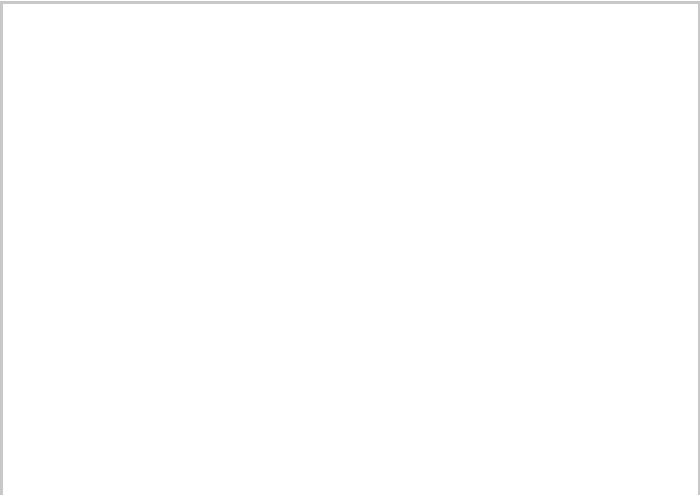
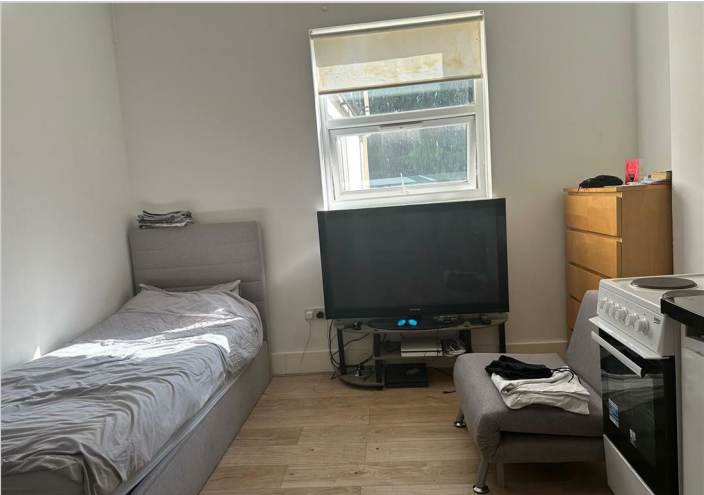
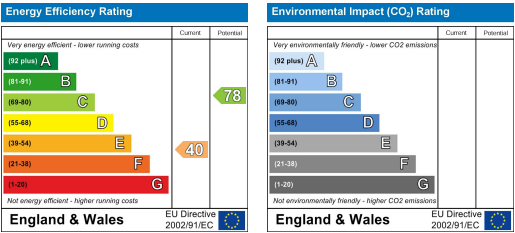
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.