

Priory Fields
Nascot Wood
Watford
WD17 4YP

To Let
£1,650 PCM



Spacious second floor two bed modern apartment. Located in the popular Nascot Wood area of Watford, close to Nascot Wood Junior School and walking distance to Watford Junction Station. NO LIFT. Spacious lounge/dining area opening to fitted kitchen with appliances. Two good size bedrooms, en-suite bathroom (off bedroom one) Jack & Jill bathroom (off bedroom two). Allocated parking for two cars, communal gardens. EPC D. Unfurnished. Available 30th May.



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Watford

Watford town centre provides an excellent range of shopping and support services for its vibrant and mixed population. It is situated on the north-west corner of London, positioned very well for access to London via rail networks and motorway access (close to M25 and M1). The area provides excellent schools both state and private (Watford Boys and Girls Grammar) and a wide range of leisure facilities including the famous Grove Hotel Resort.

Lounge/Dining Room 21x11

Opening to a fitted kitchen

Kitchen 8x7.6

With appliances

Bedroom 1 16x8.8

With en-suite

Bedroom 2 13.6x8.7

Door to jack and jill bathroom

Family bathroom

With shower over bath, access from hallway and bedroom 2

Council Tax Band

Watford BC - Band D - £2,446.70 pa approx.

Financials

Referencing - earnings required 30 x the rental pa. between the adult tenants - £49,500k

Holding deposit required - equal to one weeks rental - £380.76

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1903.84

Once months rental payable in advance at Tenancy start date - £1650.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
England & Wales	EU Directive 2002/91/EC	

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APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT 62.6 SQ METRES

