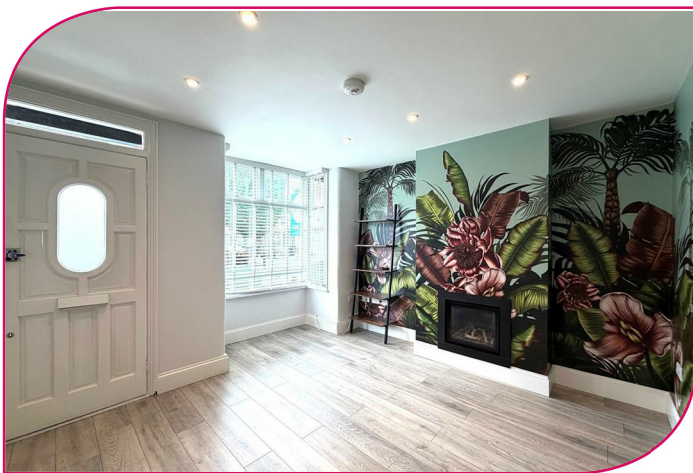


Souldern Street
Watford
Hertfordshire
WD18 0EU

To Let
£1,850 PCM



Stunning 2 bedroom Victorian terrace. Situated in a convenient location close to local amenities to include Watford General Hospital and town centre. Entrance to spacious front reception room, dining room, fully fitted kitchen with appliances, separate utility area, downstairs cloakroom and water fed underfloor heating throughout. Two double bedrooms both off landing and a modern bathroom. PERMIT PARKING ONLY. EPC rating D. Unfurnished. Available NOW



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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 12'11" x 12'0"

Double glazed window to front with fitted blinds. Gas fire. Laminate flooring with underfloor heating.

Dining Room 12'0" x 12'11"

Wooden door leading to the garden. Understairs storage cupboard. Stairs to first floor with glass balustrade. Laminate flooring with underfloor heating.

Kitchen 11'10" x 6'7"

Fitted with a range of wall and base unit in a white gloss finish. Stainless steel sink unit with mixer tap. Electric hob with extractor fan over. Eye level double oven. Integrated fridge freezer, dishwasher and microwave. Two double glazed windows with side aspect. Tiled flooring with underfloor heating.

Utility area

Utility area housing washing machine with shelving over and a storage large cupboard opposite.

Bedroom 1 11'1" x 10'7"

Double glazed viewing to front of property., Chimney breast (no fire). Underfloor heating. Storage cupboard over the stairs.

Bedroom 2 10'0" x 9'3"

Double glazed window to rear. Underfloor heating.

Family bathroom

With shower over bath

Council Tax Band

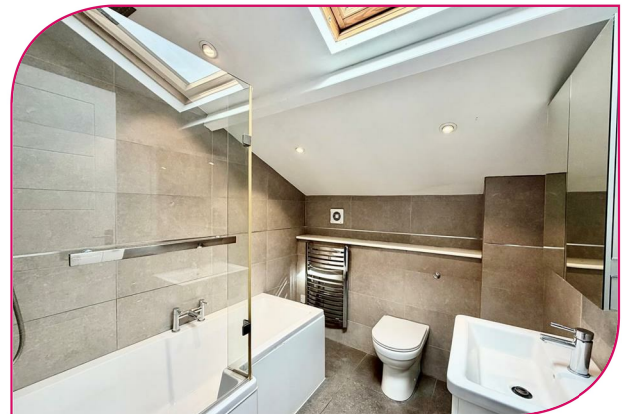
Watford BC - Band C - £2174.84 pa approx.

Financials

Referencing - earnings required 30 x the rental pa between the adult tenants - £55,500k pa. Holding deposit required - equal to one weeks rental - £426.92

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2134.61

One months rental payable in advance at Tenancy start date - £1850.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	84
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	