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King George`s Avenue
Watford
Hertfordshire
WD18 7QE



## To Let
## £2,250 PCM

Newly decorated, semi-detached house, Situated in a prime location, near the Watford Met Line, Schools and local amenities. Spacious living room with French doors leading to the garden, fully fitted kitchen with appliances and ground floor shower room. Stairs leading to 3 good sized bedrooms, one with fitted wardrobes, family bathroom with shower over bath. Driveway for 2/3 cars and gates leading to a garage. EPC rating C. 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.

**Living room 13'7" x 13'6" (16'11" max)**
With French doors leading to the garden and an archway to the kitchen

**Kitchen 8'8" x 8'8"**
Fully fitted with appliances

**Shower room 8'6" x 2'8"**

**Bedroom 1 10'7" x 10'2"**
With fitted wardrobes

**Bedroom 2 9'10" x 8'10"**

**Bedroom 3 7'10" x 7'10"**

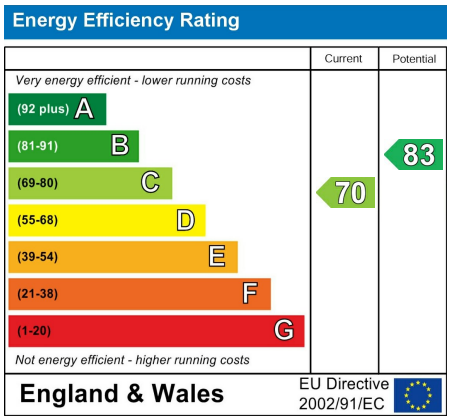
**Family bathroom 6'0" x 5'4"**
With shower over bath

**Garden and Garage**

**Council Tax Band**
Watford BC - Band D - £2236 pa. approx.

**Financials**
Referencing - earnings required 30 x the rental pa between the adult tenants - £67,500k pa
Holding deposit required - equal to one weeks rental - £519.23
Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £2596.15
One months rental payable in advance at Tenancy start date - £2250





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