

## Whippendell Road Watford WD18 7QF

Price Guide: Monthly Rental Of £1,350



A modern build one bedroom ground floor flat situated in a convenient location in Watford. The property is within easy reach of local shopping facilities, The M25 and Cassiobury Park. It is also within 0.7 miles of Watford's Metropolitan Line Station. Other benefits include a contemporary interior, permit parking, double glazing and under floor heating. The property is offered unfurnished and available from the 27th May.

Unfurnished.  
Available 27th May  
Borough of Watford.  
Council Tax Band C  
Council tax £2,083Pa  
EPC =C

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



- ONE BEDROOM
- GROUND FLOOR FLAT
- MODERN BLOCK
- CONVENIENT LOCATION
- CONTEMPORARY INTERIOR
- UNDERFLOOR HEATING
- UNFURNISHED
- AVAILABLE 27TH MAY

**Whippendell Road  
Watford  
WD18 7QF**

**Price Guide:** Monthly Rental Of £1,350



### Accommodation

The accommodation briefly comprises a secure entry phone assisted communal entrance leading into the flats entrance hallway which has a built in storage cupboard housing the boiler, wood effect laminate flooring with under floor heating and doors to the open plan lounge and kitchen, bedroom and bathroom. The lounge benefits from floor to ceiling windows with fitted blinds, wood effect laminate flooring with under floor heating and open to the kitchen. The kitchen is fitted with wall and base level units, integral gas hob with an overhead stainless steel chimney hood, integral oven and microwave, plumbing for a washing machine, integral fridge and freezer, tiled splash back and tiled floor with under floor heating. The double bedroom also has floor to ceiling windows with fitted blinds, a built in wardrobe and carpeted floor with under floor heating. The bathroom comprises of a three-piece white suite, an electric shower, a heated towel-rail, tiled walls and tiled floor.

