



Apartment (EPC Rating: C)

# THE GATEWAY, WATFORD, WD18 7HN

Per Calendar Month

## £1,350 Per

# 1 Bedroom Apartment located in Watford

Available for immediate occupation is this modern second floor apartment (please note there is no lift) in a quiet location, just one mile from Watford's array of shops, restaurants, bars, entertainment venues and excellent transport links to London and all parts of the UK. The exclusive Grove Hotel & world famous Harry Potter Studio Tour are just a short Uber or bus trip. For NHS staff the hospital is just .8 miles away

Within the flat there is an open-plan kitchen, fully fitted with high-quality appliances including an oven, hob, washing machine, and a full-height fridge-freezer. The kitchen features light grey and wooden cabinets. Flooring is carpeted throughout the apartment, except in the kitchen and bathroom.

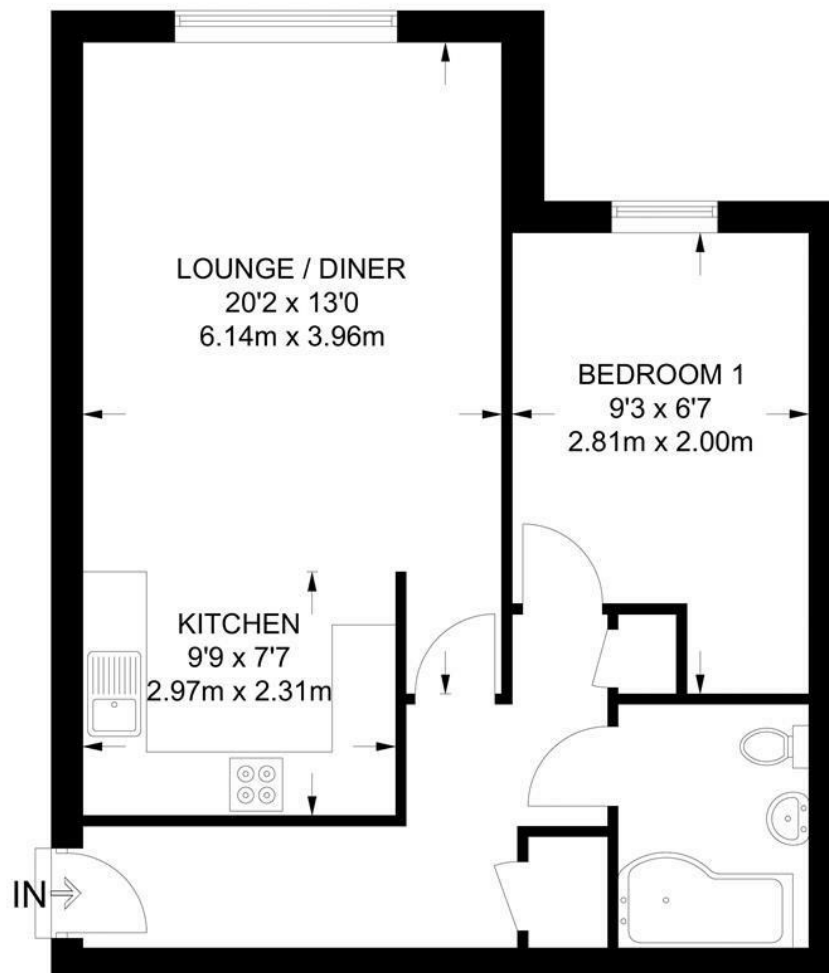
The double bedroom is generously sized. The bathroom is clean and contemporary, fitted with a full-sized bath and overhead shower, mirrored cabinets, and built-in vanity units for added storage.

Available immediately, with an additional £40.00 monthly charge for water. It is unfurnished and holds an EPC rating of B. The property falls within council tax band C and benefits from double glazing, efficient electric heating, and allocated parking.



WATFORD LETTINGS | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD





## SECOND FLOOR

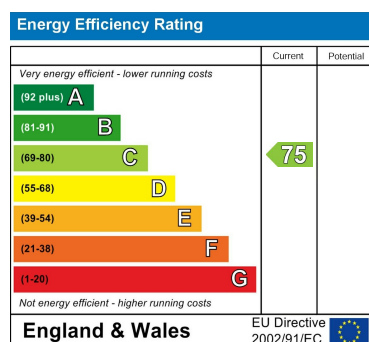
APPROXIMATE GROSS INTERNAL AREA  
576.2 SQ FT / 53.5 SQ M

This plan has been drawn for illustrative and identification purposes only.

Council Tax Band

**C**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the