



Maisonette (EPC Rating: D)

**ST JAMES ROAD, WATFORD, WD18
0DX**

Per Month

£1,550 Per

2 Bedroom Maisonette located in Watford

FULLY REFURBISHED TWO BEDROOM FIRST FLOOR MAISONETTE - AVAILABLE NOW!

A beautifully presented and fully refurbished two-bedroom first-floor maisonette, ideally situated in the popular WD18 area, close to Watford Grammar School for girls, the town centre, High Street station and Watford General Hospital.

Accessed via its own private front door, the property offers bright and well-finished accommodation throughout. The entrance and stairs are newly carpeted, leading up to a first-floor landing with tiled flooring. From here, the property opens into a spacious living area with attractive Amtico flooring and rear-facing window.

There are two bedrooms, comprising a small double and a single bedroom, both positioned to the front of the property.

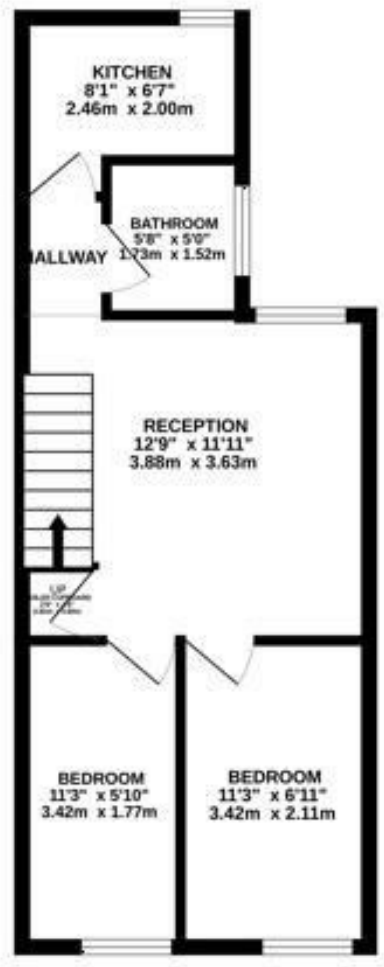
The modern fully tiled bathroom has been finished to a high standard and includes a heated towel rail and a thermostatic shower over the bath. The separate kitchen is also attractively tiled and comes fitted with a small fridge freezer, double oven, washer, dryer, extractor fan and four-ring hob.

Further benefits include permit parking (one car), a storage cupboard, boiler cupboard and loft access. The property has access to a private garden at the rear.

Ideally located within approximately 10 minutes' walk of the shops and town centre, close to High Street station, and around 5 minutes from Watford General Hospital, this is an excellent opportunity to rent a smart and conveniently located home.



GROUND FLOOR
382 sq. ft. (35.5 sq.m.) approx.



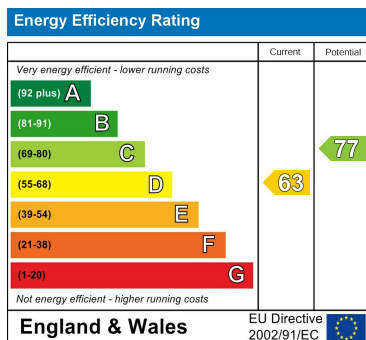
TOTAL FLOOR AREA: 382 sq. ft. (35.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph



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01923 220 012

rentals@warrenanthony.co.uk

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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