



Apartment (EPC Rating:)

**RICKMANSWORTH ROAD, WATFORD,
HERTFORDSHIRE, WD18 7JD**

PCM

£1,200 PCM

1 Bedroom Apartment located in Hertfordshire

LOVELY ONE BEDROOM ANNEXE SITUATED NEXT TO A LOVELY FAMILY HOME OPPOSITE WATFORD BOYS GRAMMAR SCHOOL - £1350.00 INCLUDES GAS, ELECTRIC, WATER AND INTERNET - SINGLE APPLICANTS PREFERRED.

Step into this charming and beautifully presented one-bedroom annexe, perfectly tucked alongside a welcoming family home. Offering its own private entrance, this delightful space is ideal for someone seeking comfort, privacy, and a place that truly feels like home.

Inside, you'll find a bright and airy living room with elegant French doors opening onto a quaint private patio garden—perfect for enjoying your morning coffee or unwinding after a long day. The well-equipped kitchen features modern Indesit appliances, while the stylish tiled bathroom adds a sleek, contemporary touch. A cosy double bedroom completes this thoughtfully designed home.

Additional benefits include gas central heating, double glazing, and the convenience of off-road parking for one car. Even better, all bills are included—gas, electricity, water, and WiFi—making budgeting simple and stress-free.

Ideally located opposite Watford Grammar School for Boys and just a 15-minute walk to Watford General Hospital, this property is perfectly suited for a professional looking for both convenience and tranquility. With friendly, considerate homeowners next door, this is a rare opportunity to enjoy independent living within a safe and welcoming



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

Council Tax Band

Energy Performance Graph

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

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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