

Priory Fields  
Nascot Wood  
Watford  
WD17 4YP

To Let  
£1,650 PCM



Spacious second floor two bed modern apartment. Located in the popular Nascot Wood area of Watford, close to Nascot Wood Junior School and walking distance to Watford Junction Station. NO LIFT. Spacious lounge/dining area opening to fitted kitchen with appliances. Two good size bedrooms, en-suite bathroom (off bedroom one) Jack & Jill bathroom (off bedroom two). Allocated parking for two cars, communal gardens. EPC D. Unfurnished. Available 30th May.



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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.

**Lounge/Dining Room 21x11**

Opening to a fitted kitchen

**Kitchen 8x7.6**

With appliances

**Bedroom 1 16.1x8.8**

With en-suite

**Bedroom 2 13.6x8.7**

Door to jack and jill bathroom

**Family bathroom**

With shower over bath, access from hallway and bedroom 2

**Council Tax Band**

Watford BC - Band D - £2,446.70 pa approx.

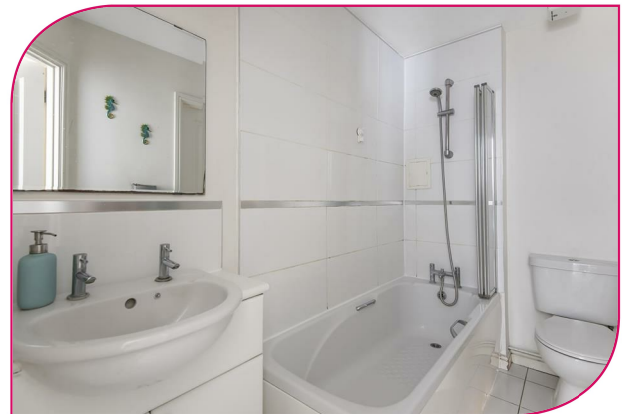
**Financials**

Referencing - earnings required 30 x the rental pa. between the adult tenants - £49,500k

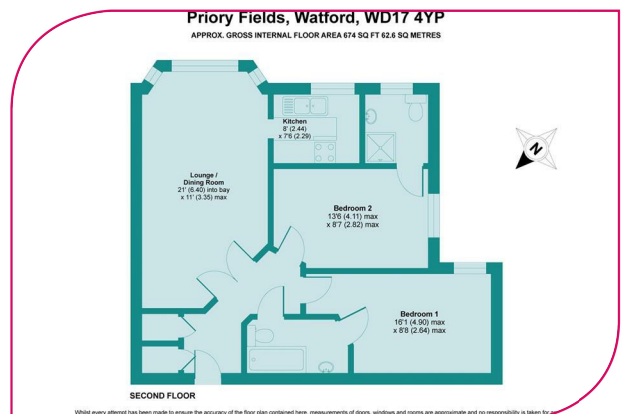
Holding deposit required - equal to one weeks rental - £380.76

Dilapidation deposit required - equal to five weeks rental (one week already paid to proceed to referencing) payable in advance of Tenancy start date - £1903.84

Once months rental payable in advance at Tenancy start date - £1650.00



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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