

# HARRY CHARLES

Property Specialists



57 Cardiff Road, Watford, WD18 0DS

**£675 Per month**



**\*\* AVAILABLE NOW - TOP FLOOR FURNISHED ROOM WITH EN-SUITE SHOWER & WC - COMMUNAL LOUNGE - COMMUNAL KITCHEN - GARDEN TO THE REAR - ALL BILLS INCLUDED - IDEAL FOR A HOSPITAL WORKER \*\*** We are pleased to offer for let on a furnished basis this second floor bedroom in this shared house with its own en-suite shower room with WC, communal living room and kitchen. Externally there is a garden to the rear. The property is ideally located for Watford General Hospital and benefits include gas central heating, double glazing and the monthly rent is inclusive of bills. Please contact us without delay to arrange an early appointment to view.

- Bedroom In Shared House
- Communal Living Room
- Shared Garden
- All Bills Included
- Ideal For Hospital
- En-Suite Shower & W.C
- Communal Kitchen
- Situated on Top Floor
- Available Now



## Additional Information

### Location

The property is situated in close proximity to Watford General Hospital and would suit a worker from there.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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