



## FLAT 1 R1 87-89 Market St

Market St | | Watford | WD18 0PT

£850 Per Month



**LEAFY  
ESTATES**

## Key features

- Watford General Hospital – approximately 10 minutes' walk
- Double Ensuite Room To Rent – Watford WD18
- Watford High Street Station – approximately 4 minutes' walk

## Description

Modern double ensuite rooms available in a professional house share located in Watford WD18. The property is ideally situated close to Watford High Street Station, Watford General Hospital, local shops, supermarkets, and Watford town centre.

This accommodation is ideal for working professionals seeking comfortable, well-managed living with excellent transport links.

### ROOM FEATURES

- Fully furnished double ensuite room
- Private ensuite bathroom
- Double-size bed
- Wardrobe and storage space
- Super-fast broadband
- Constant hot water supply
- Access to a large shared kitchen

### ALL BILLS INCLUDED

- Council Tax
- Electricity
- Gas
- Water
- High-speed broadband

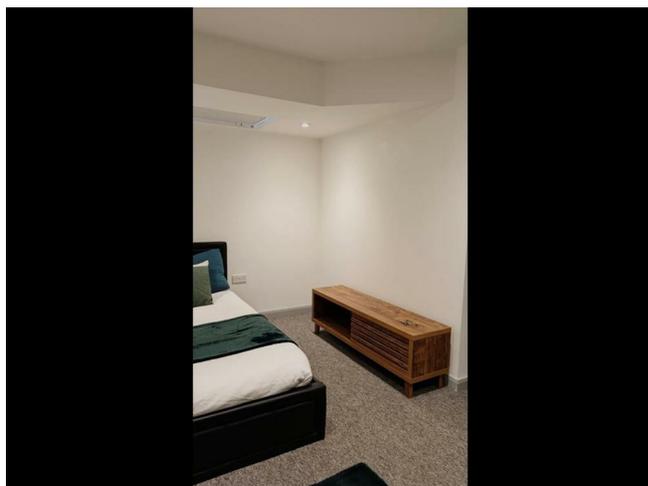
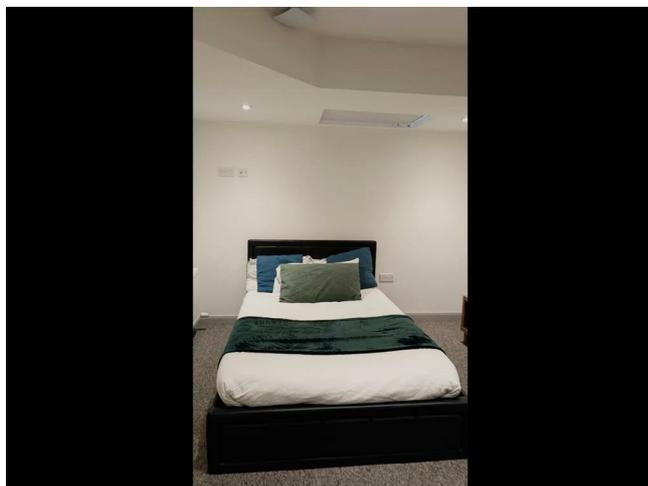
### LOCATION – WATFORD WD18

- Watford High Street Station – approximately 4 minutes' walk
- Watford General Hospital – approximately 10 minutes' walk
- Local convenience shop – approximately 3 minutes' walk
- Supermarkets – approximately 2 minutes' walk
- Easy access to Watford town centre and transport links to London

### PROPERTY DETAILS

- Double ensuite room in a 4-bedroom flat
- Mixed-gender household of working professionals
- Professionally managed property
- Weekly professional cleaning of communal areas included

## Directions





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

Council Tax Band **B**    EPC Rating



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