



## Room 2

Princes Avenue | | Watford | WD18 7RS

**£775 Per Month**



**LEAFY  
ESTATES**

## Key features

- Charming Double Ensuite Room in Watford WD18



## Description

### The Room

This ensuite room has been designed around the core set of services we offer our tenants:

Large shared Kitchen + a second smaller kitchen  
En-suite bathrooms in all rooms  
Super-speed Broadband (400mbps package speed)  
Constant hot water  
Wardrobe & storage spaces

All utilities are covered in the rental price, including;

-Council tax  
-Electricity  
-Gas  
-Water  
-Broadband

### The Location

Princes Avenue is an ideal location for working professionals, situated right in the heart of Watford's business district with close access to national travel links.

Watford General Hospital- 20 minutes walk  
Watford High Street Station - 12- 15 minutes walk  
Nearest Local Shop - 10 minutes walk  
Nearest Supermarket - 15 minutes walk

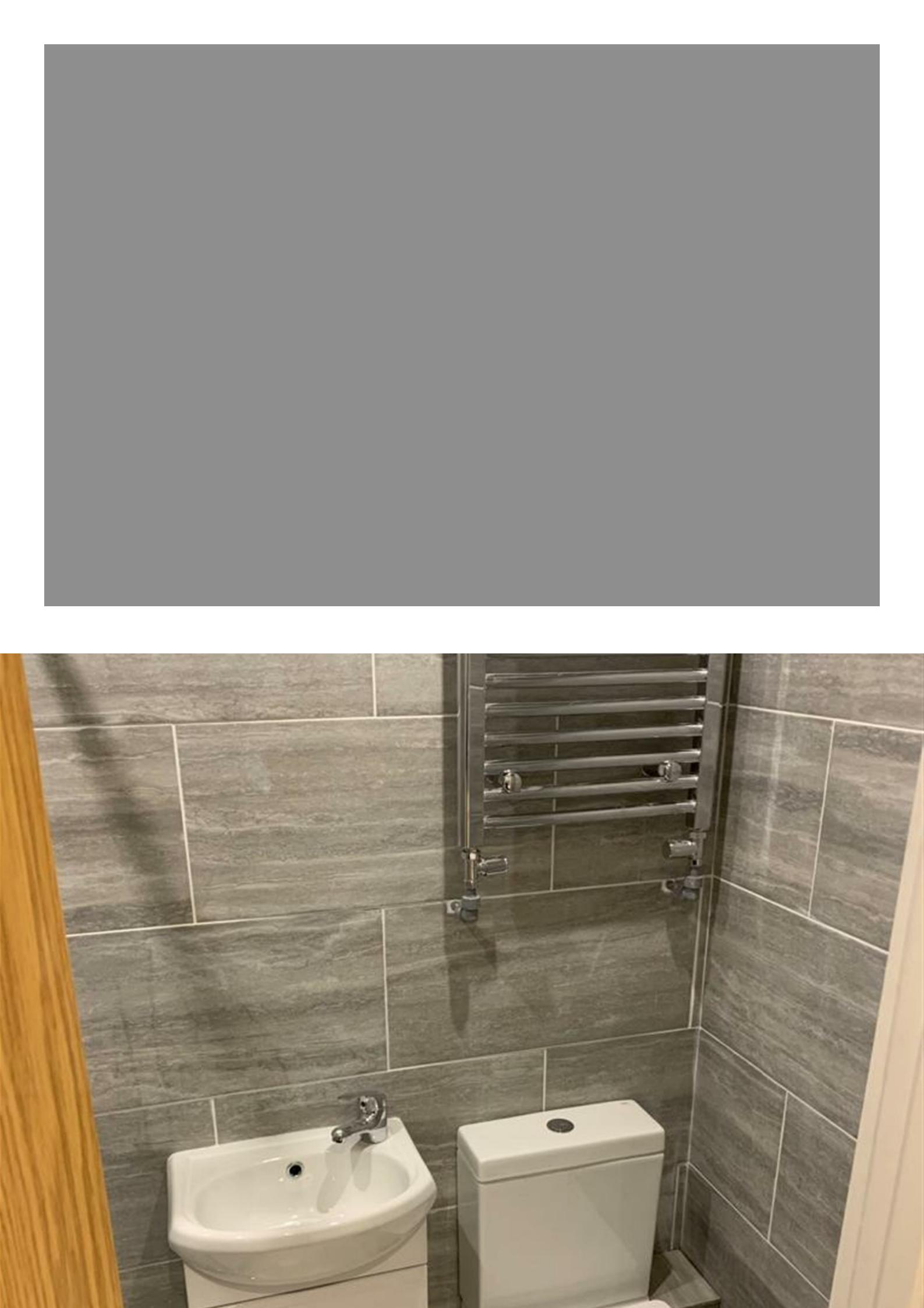
### The Property

The property is currently occupied by working professionals in a mixed-gender household. We are ideally seeking working professionals for this accommodation.



## Directions





## Floor plans

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	

Council Tax Band C    EPC Rating



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