



**FLAT 4 R11 87-89 Market St**

Market St | | Watford | WD18 0PT

**£850 Per Month**



**LEAFY  
ESTATES**

## Key features

- Double Ensuite Room In Watford WD18 All Bills Included!
- Watford High Street Station – 4 minutes walk



## Description

### The Room

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

Double-size bed  
Large shared Kitchen  
Super-speed Broadband  
Constant hot water  
Wardrobe & storage spaces

All utilities are covered in the rental price, including:

-Council tax  
-Electricity  
-Gas  
-Water  
-Broadband

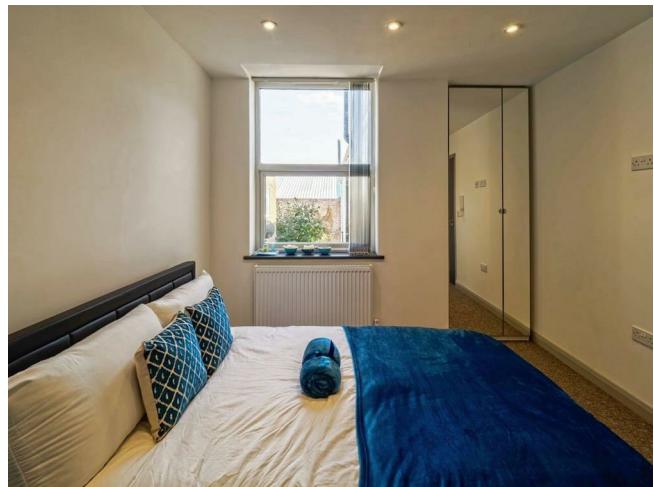
### The Location

Watford General Hospital - 10 minutes walk  
Watford High Street Station – 4 minutes walk  
Nearest Local Shop - 3 minutes walk  
Nearest Supermarket - 2 minutes walk

### The Property

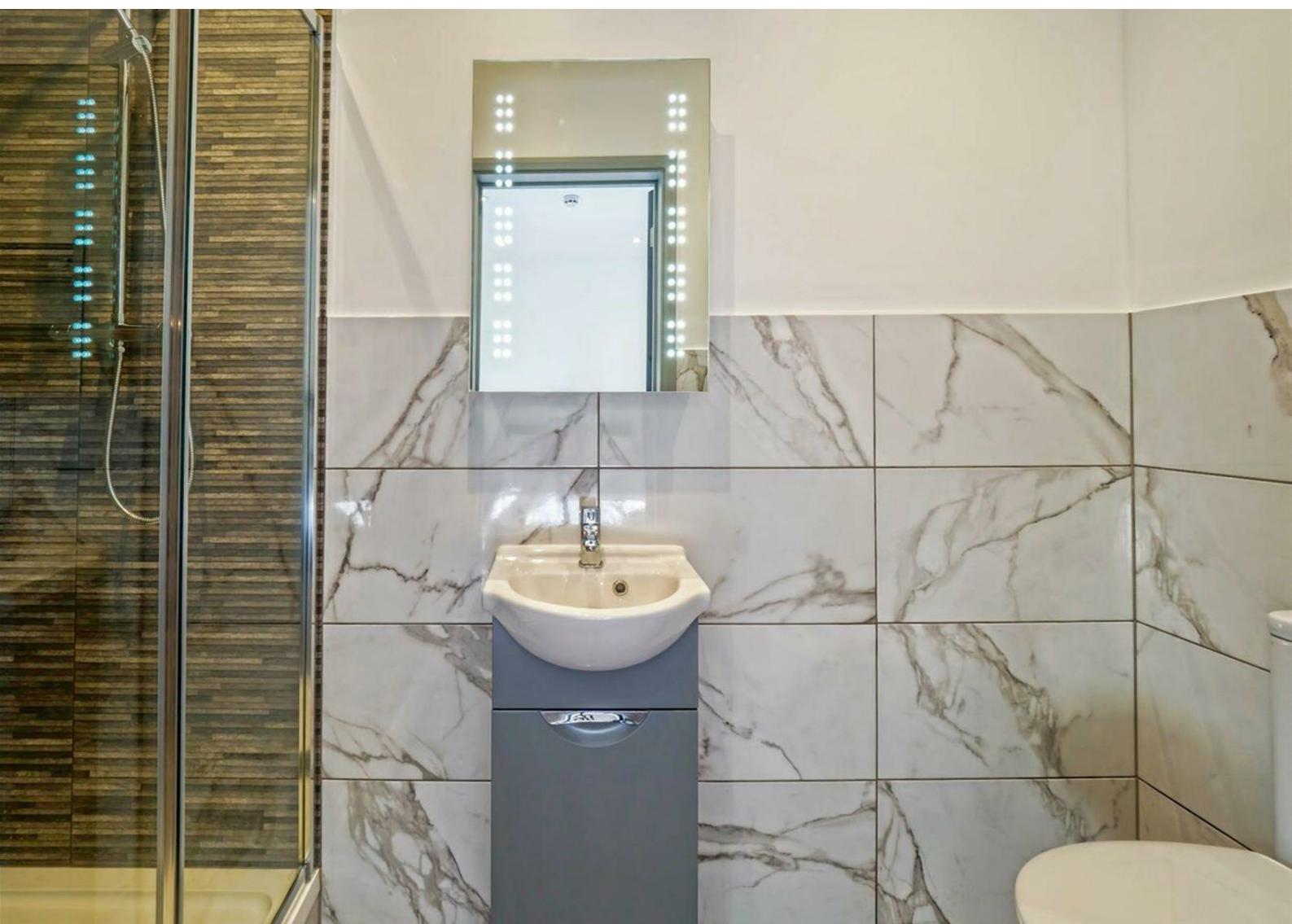
The property is currently occupied by working professionals in a mixed-gender household. We are ideally seeking working professionals for this accommodation.

Tenants are able to apply for on-street parking permits from the local council when available.



## 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 **B**      EPC Rating



68 South Hill Avenue  
Harrow  
HA2 0NH  
02081501988  
[info@leafyestates.co.uk](mailto:info@leafyestates.co.uk)  
[leafyestates.co.uk](http://leafyestates.co.uk)