

2 Bed Ground Maisonette In The Grove Mill Grove Mill Lane, Watford, WD17  
3TU £1,900 Monthly





## **SHORT DESCRIPTION**

Property Ref: 5291 Council Tax:D A Unique Gated two Double bed ground floor flat with a fantastic canal setting situated in Watford, WD17 About The Property A wonderful opportunity to live in a beautiful Grade 11 listed building. This Unique Cottage Style flat combines many of the original features , including wooden beams and exposed bricks , with todays modern conveniences and comprises of high ceilings, through lounge /dining room separate kitchen, bathroom, and two double bedrooms looking out onto the canal. Allocated private parking space. Situation The apartment is set in a tranquil private location in the Grove Mill Lane conservation area. There are communal garden with seating over looking the Grand Union Canal. A car is essential for this prime location. Watford Underground is 1.4miles away walking distance through Cassiobury Park or Watford Junction is 1.7miles away 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. This property borders Whippendell woods and Cassiobury park so you can enjoy some fabulous walks. The Grove Hotel with World Championship Golf Course, Spa, Gym & a selection of popular restaurants also neighbours The Grove Mill to the other side of the canal. \* Available for MOVE IN 21/22 August 2024 tbc \*Ideal for busy Professional(s) wishing to commute by Car \* PERSONAL VIEWINGS Available with 24 hour notice with Landlord. Key Features TWO DOUBLE BEDROOMS GATED ENTRANCE FOR SECURITY GAS CENTRAL HEATING BATHROOM WITH SHOWER OVER BATH FITTED KITCHEN WITH APPLIANCES ALLOCATED PARKING SPACE EXCLUSIVE TRANQUIL PRIVATE LOCATION OWN PRIVATE ENTRANCE & POST BOX LOVELY VIEWS OVER GRAND UNION CANAL ACCESS TO BEAUTIFUL COMMUNAL GARDEN NO AGENCY FEES EPC Rating C Council Tax Band D Summary & Exclusions: - Rent Amount: £1,900.00 per month (£ 438.46 per week) - Deposit / Bond: £2,192.30 - 2 Bedrooms - 1 Bathrooms - Property comes unfurnished. - Available to move in 21/22 August 24 tbc - Minimum tenancy term is 6 to 12 months - Bills not included - Property has allocated secure parking - Property has communal garden access Fees: You will not be charged any admin fees...

**2**

**Bed Room(s)**

**1**

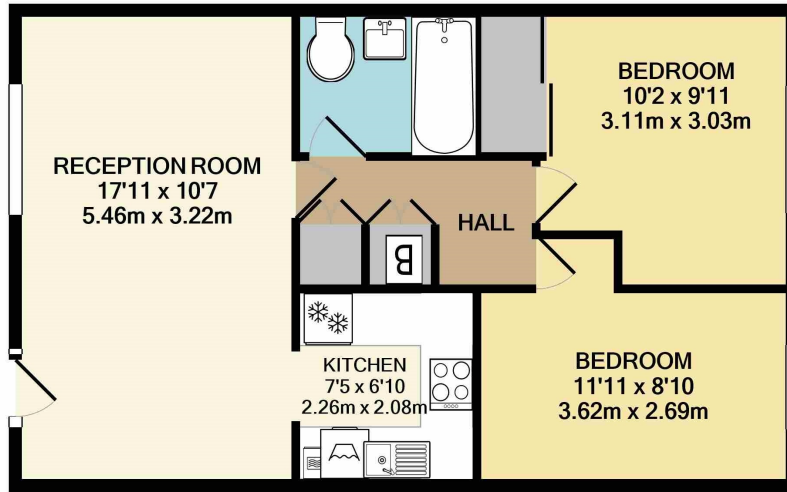
**Bath Room(s)**

**1**

**Living Room(s)**

## **FLOOR PLAN**

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



TOTAL APPROX. FLOOR AREA 524 SQ.FT. (48.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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