



Balmoral Road, Watford
£1,550pcm

www.deykingharia.co.uk
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45 Langley Way, WD17 3EA

This two bedroom first floor flat is located within walking distance of Watford Junction.

This property is suited to a couple or small family and comprises an entrance hallway providing excellent storage space, large reception room, separate newly fitted modern kitchen with fridge/freezer and washing machine, a double bedroom with inbuilt storage and a new three piece shower room.

With views over the River Colne and countryside beyond, additional benefits include gas central heating and parking available to the rear of the property for one car.

Balmoral Road is situated in North Watford and is a short drive to the M1, M25 and A41.

The flat is also approximately 15 minutes walk to Watford Junction with its 17 minute service in London Euston.

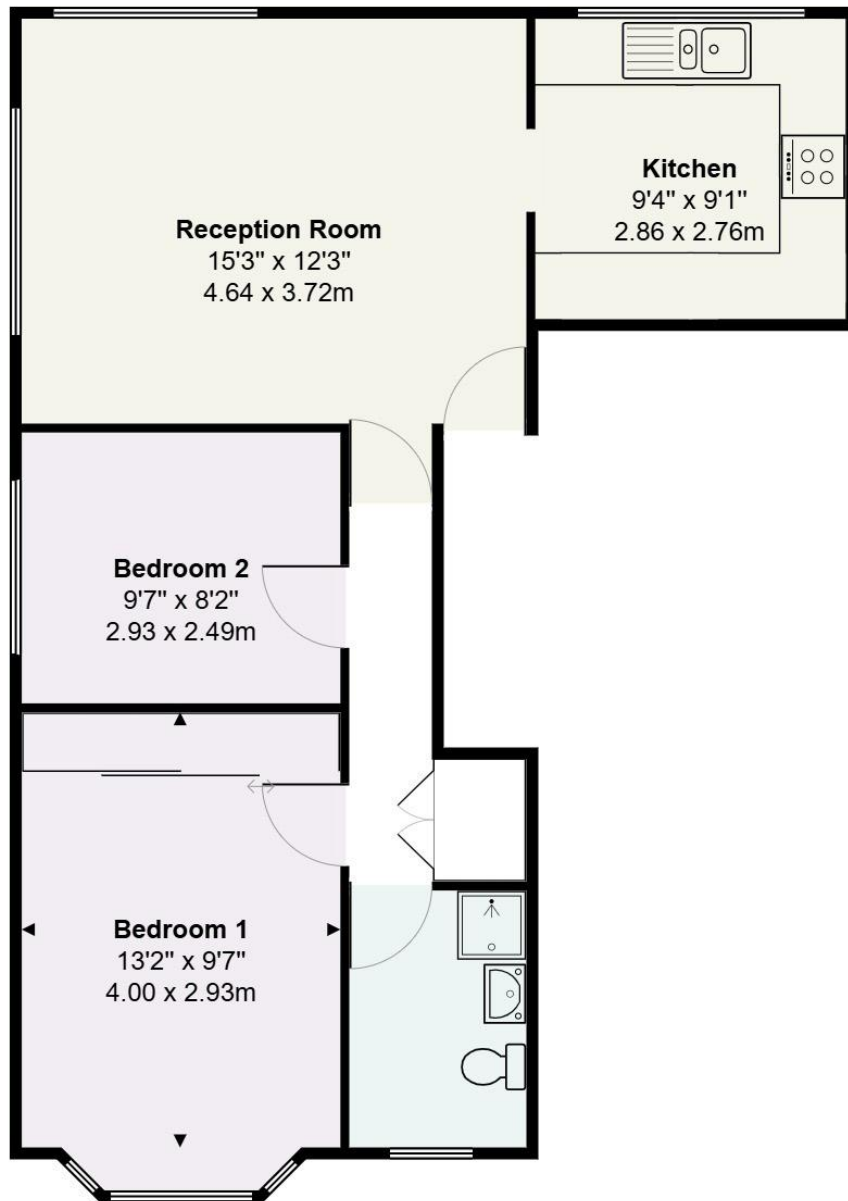
Radlett Road playing fields are also within a stone's throw of this property, offering a fantastic green space on your doorstep to enjoy.

Available mid June on an unfurnished basis.

- Two Bedroom Flat
- Newly Fitted Kitchen & Bathroom
- Fitted Wardrobes
- Off Road Parking
- Council Tax Band B
- Available Mid June







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Approximate Gross Internal Area = 585 Sq Ft / 54.4 Sq M

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.