



Market Street, Watford, Hertfordshire, WD18 0PR

KINGS LANGLEY  
**ESTATES**  
SALES & LETTINGS

Market Street, Watford, Hertfordshire, WD18 0PR  
£1,475 PCM

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#### Description:

Kings Langley Estates are pleased to offer this centrally located flat close to local transportation and shops. The accommodation comprises: two bedrooms, lounge, kitchen and bathroom. The property comes unfurnished with viewings coming via an appointment only.

- FLAT ABOVE SHOPS
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- SOLE AGENTS

#### Additional Information:

Location: Within the heart of the Town Centre.

#### Viewings;

By appointment only, via Kings Langley Estates - Call 01923 947373

*"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"*

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	78	78	(69-80) C	74	74
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



David Freeman  
Director





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FOR A FREE NO OBLIGATION VALUATION OF YOUR HOME CALL  
01923 947373 OR 01442 979898