



A two bedroom first floor apartment in a modern development  
Attenborough Court, Watford, Hertfordshire WD19 4FN

**ROBSONS**



**Asking Price: £1,600 pcm**

## **A two bedroom first floor apartment in a modern development**

Attenborough Court, Watford, Hertfordshire WD19 4FN

---

• VIDEO ENTRYPHONE SYSTEM • SECURE GATED UNDERGROUND PARKING SPACE • LIFT • FULLY FITTED KITCHEN • SPACIOUS LOUNGE • TWO DOUBLE BEDROOMS • TWO BATHROOMS • DOUBLE GLAZING • GAS CENTRAL HEATING • FURNISHED

---

### **Description**

A two double bedroom first floor apartment set in a modern development in excellent condition throughout. The property comprises of entrance hallway, master bedroom with ensuite shower, bedroom two, open plan kitchen/dining room. The property is offered furnished with underground parking.

### **Location**

Located just moments from Bushey mainline station and bus terminal and within easy reach of all main motorway links and close to local amenities. Intu Shopping Centre is located in central Watford along with many high street chains and independent shops. Several large chain supermarkets including Tesco 24 hour, Asda and Sainsburys are all close at hand. Recreational facilities caters for those enjoying a sporting life, with four major golf courses, cricket & football clubs and numerous fitness centres.





### Additional Information

- Local Authority: Hertfordshire County Council
- Council Tax Band: D
- Energy Efficiency Rating: Band B
- Available Date: 23/01/2023

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) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82	(81-91) <b>B</b>	86	86
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

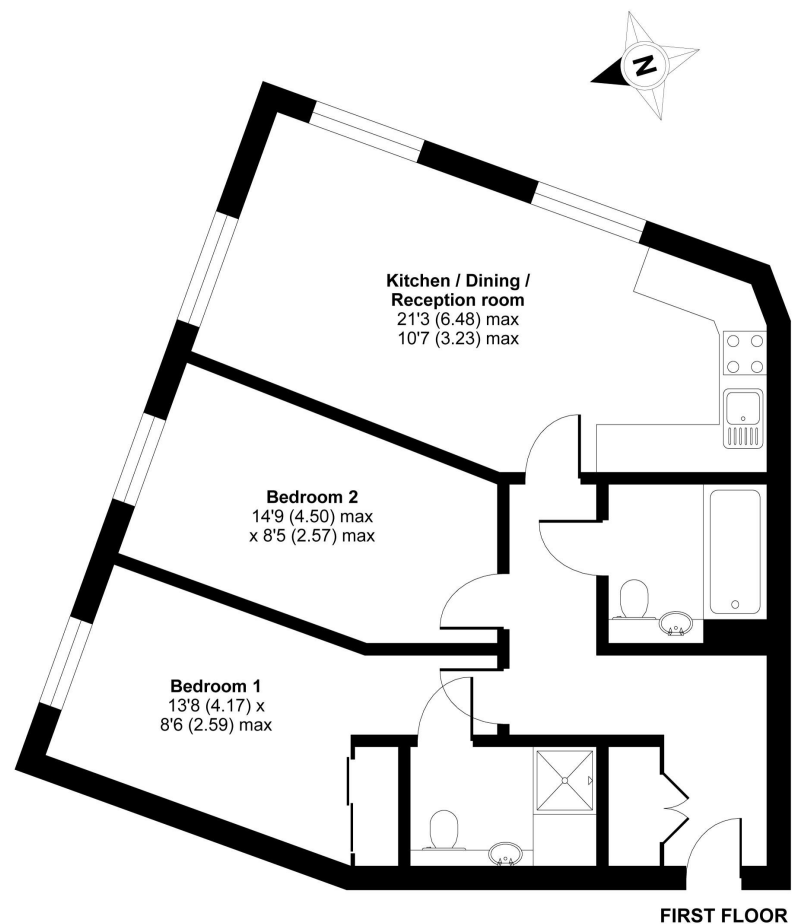
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.



# Owen Square, Watford, WD19 4FN

APPROX. GROSS INTERNAL FLOOR AREA 720 SQ FT 66.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Robsons Lettings REF : 403686



REGISTERED OFFICE 2-4 PACKHORSE ROAD, GERRARDS CROSS, BUCKINGHAMSHIRE, ENGLAND, SL9 7QE. COMPANY NO. 07557114. VAT NO. GB211239453