



6 Brookmill Close, Oxhey, WD19 4BB
Per Calendar Month £800 Per Calendar Month



A SELF CONTAINED STUDIO FLAT which is an extension to a family house. The property is offered in excellent decorative order, with accommodation comprising LOUNGE/BEDROOM, KITCHEN AREA AND SHOWER ROOM together with gas central heating, and double glazing. Situated in a residential cul-de-sac location within easy reach of Bushey Station, within walking distance of Watford Town Centre and close to all local amenities. Available immediately, UNFURNISHED. Please note no pets, no smokers. UTILITY BILLS are included. Would suit single professional person.

- Lounge/bedroom
- Gas central heating
- Walking distance to Watford Town Centre
- Kitchen area
- Double glazing
- Oxhey Park nearby
- Shower room
- Easy Access to stations
- Utility bills included

GROUND FLOOR

Double glazed entrance door to:

LOUNGE/BEDROOM

21'2" x 12'8" max



Double glazed window to front, wood flooring, inset spotlights.

KITCHEN AREA



Kitchen area: Range of base units with a stainless steel circular sink, fridge/freezer, washing machine hotplate and microwave, part tiled walls, double glazed window to the rear.

SHOWER ROOM



Tiled shower cubicle, wash hand basin with vanity unit below, low level w.c., part tiled walls, extractor fan, towel rail radiator and tiled floor.

ENERGY EFFICIENCY RATING

C

COUNCIL TAX BAND

E

FLOOR PLAN

Floor plans are for purchasers' general guidance and are not drawn to scale. Prospective purchasers are encouraged to visit the property to satisfy themselves as to the position of staircases, windows and door openings.

Property Misrepresentation Act 1991

Whilst we endeavour to make our sales details accurate and reliable, if there is a point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. Any appliances or utilities referred to have not been tested by this agent and should therefore be checked by any prospective purchaser. N.B. Please note that unless specifically mentioned in these sales particulars, the carpets, curtains, blinds, light fittings, white goods and furniture are not included in the sale but may be available to purchase by separate negotiation. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

Money Laundering Act 2003.

Intending purchasers will be asked to produce documents to prove identity at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.