

**FOR
RENT**

kw **Richard Zeff**
ESTATE AGENCY DONE BETTER *Properties*



WILLOW GRANGE
LOCKHART ROAD
LARKWOOD, DRENTON
WILTSHIRE

Available from Saturday 1st April is this spacious 2 bedroom unfurnished first floor flat. The property has a large open-plan kitchen-diner reception, with a pleasant view over the main garden/pond area.





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Properties

There are 2 double bedrooms, one of which has an additional room off of it, which would make an ideal home office or walk-in dressing room





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There is an allocated parking space and visitor parking too. This premium development offers a private setting and has the added benefit of a residents-only gym.





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The kitchen itself has plenty of work surface area and storage, as well as an integrated dishwasher and there is also a washer-dryer.





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There is an allocated parking space and visitor parking too. This premium development offers a private setting and has the added benefit of a residents-only gym. Located close to the Watford Junction station, shops, The Atria shopping centre and great road links with the A41, M1 and M25, all within easy reach. Local Authority: Watford Council Tax band: D





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FOR RENT



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

62 B	62 B
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Local Authority: Watford
 Council Tax Band: D
 Freehold

12'3 x 6'6
3.7m x 2.0m

RECEPTION ROOM
20'1 x 13'3
6.1m x 4.0m

BEDROOM 2
12'2 x 10'2
3.7m x 3.1m

BEDROOM 1
12'2 x 9'7
3.7m x 2.9m

DRESSING ROOM
6'10 x 5'11
2.1m x 1.8m

TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total floor areas will include any garage(s) where applicable.
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