



**Essex Road
Watford, Hertfordshire WD17 4EP
£1,250**

We at Coopers are pleased to market this top floor one bedroom flat located on Essex Road in the heart of Watford.

This flat is perfectly situated in the heart of Watford, providing easy access to all the amenities of the town centre, including supermarkets, cafes, restaurants, and bars. Watford Junction station is just a short walk away, providing excellent transport links to London and other surrounding areas.

Available from Mid March on an unfurnished basis. White Goods are NOT provided. Early viewing is highly recommended.

- One Bedroom Flat
- Off Street Parking
- NO WHITE GOODS
- Close To Watford Junction
- Recently Refurbished
- Top Floor
- Gas Central Heating



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | watford@coopersestateagents.co.uk | www.coopersestateagents.co.uk



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
<i>Not energy efficient - higher running costs</i>			
		76	76
<i>Very environmentally friendly - lower CO₂ emissions</i>			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

