



Essex Road Watford, Hertfordshire WD17 4EP £1,200

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 early February on an unfurnished basis. White Goods are NOT provided. Early viewing is highly recommended.

- One Bedroom Flat
- Off Street Parking
- Property Will Be Redecorated Between Tenancies
- Close To Watford Junction
- Recently Refurbished
- Top Floor
- Gas Central Heating
- NO WHITE GOODS



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(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	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
		74	77		
England & Wales		EU Directive 2002/91/EC		England & Wales	
					