



**Baxter Road
Watford, WD24 5AA
£260,000**

We at Coopers are pleased to market this two-bedroom spacious ground floor apartment in excellent decorative order. The flat is ideal for either first time buyers trying to get onto the property ladder or buy to let investors looking for an attractive rental property. Allocated parking and well-maintained communal gardens which include a children's playground within the development.

Located in North Watford this apartment offers excellent access for commuters with the M25, M1 and A41 very close by. The location is fantastic and very close to the Watford Town Centre, Watford Junction and Watford North train stations.

Please contact us today to arrange your viewing. This is not one to be missed!

NOTICE -

1. These particulars are provided for guidance only and do not constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct, but should not be relied upon as statements of fact.
3. Prospective purchasers or tenants must satisfy themselves as to the accuracy of the information by inspection, survey, searches, enquiries or otherwise.
4. All measurements are approximate and for guidance only and should be rechecked before incurring any expense.
5. The agent has not tested any services, systems, appliances, fixtures or fittings and purchasers are advised to have these checked by a suitably qualified person.
6. Any reference to planning permission, building regulations or other consents does not confirm that such consents have been obtained.
7. Photographs are for illustrative purposes only and may not fully represent the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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