



## Alexandra Road Watford, WD17 4BS Asking price £150,000

Coopers are delighted to bring to the market this beautifully presented one-bedroom retirement apartment, available exclusively to residents aged 55 and over.

The property is maintained to an excellent decorative standard throughout and offers well-planned accommodation comprising a modern, fully fitted kitchen, a spacious and comfortable lounge, and a generously sized double bedroom with built-in wardrobes. In addition, the apartment benefits from a large bathroom and ample storage space.

Ideally located in the highly sought-after Nascot Wood area, the property is within easy reach of local shops, amenities, and excellent transport links.

Offered for sale with no onward chain, this attractive apartment is ready to move into. Early viewing is highly recommended—please contact us today to arrange an appointment.

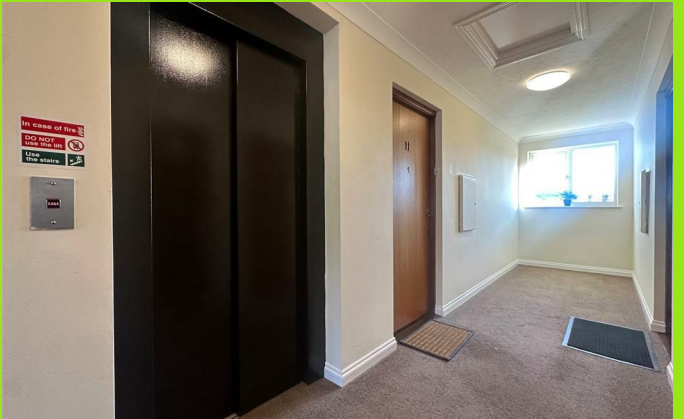
- Retirement Flat
- One Bedroom
- Sought after Nascot Wood location
- Easy Access to Watford Junction Station
- Lift To All Floors
- Chain Free
- Well Maintained Communal Gardens



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