



By The Wood Watford, Hertfordshire WD19 5AN Asking price £375,000

We at Coopers are delighted to market this bright and spacious three bedroom apartment for sale in Carpenders Park located within walking distance to the station. The property consists of two double bedrooms and one generous single, a bright and spacious lounge, a recently refurbished modern fully fitted kitchen as well as a balcony with space for outdoor seating.

The property benefits from off street parking and a private garage.

Early viewings are recommended, as this property will be sold CHAIN FREE
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.
8. Lease details, service charges and ground rent (where applicable) have been provided by the seller and should be verified by the purchaser's solicitor prior to



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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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

