



Hempstead Road Watford, WD17 4LD Asking price £200,000

Coopers are delighted to bring to the market this spacious two double bedroom second floor flat, situated in a quiet leafy cul de sac off Hempstead Road.

Comprising of entry phone system, large store cupboard, an exceptionally large living room, two spacious double bedrooms, a separate fitted kitchen and bathroom. The property is in need of modernization throughout but already has the additional benefits of gas central heating, double glazing and well-maintained communal garden.

The property is a short walk to Watford Junction/Metropolitan stations as well as Watford Town Centre it also has fantastic motorway links located just a short drive from the M1, M25 and A41.

The property is being sold on a chain free basis, please contact us today to arrange your viewing! The property has a 34 year lease remaining so will only be applicable to cash buyers.

- CHAIN FREE
- Second Floor
- Two Double Bedrooms
- CASH BUYERS ONLY
- Fully Double Glazed
- Gas Central Heating
- Fantastic Location
- SHORT LEASE REMAINING





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	
					