



**St. Johns Road
Watford, Hertfordshire WD17 1PY
£1,250**

Coopers are pleased to offer this larger than average ground floor 1 bedroom flat. The property is situated within just 0.2 miles of Watford Junction Station. Comprising of: large living area, modern fitted kitchen and bathroom. Further benefits include private parking, double glazing, and gas central heating. Early viewings are highly advised as this property will not be on the market long!

- Large One Bedroom Flat
- Private Off Street Parking
- Modern Fitted Kitchen
- Ground Floor
- 0.2 Miles To Watford Junction Station
- Fully Double Glazed
- Gas Central Heating





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ 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 CO₂ emissions	
69	76	69	79
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	