



**King Georges Avenue
Watford, WD18 7QE
Offers in excess of £195,000**

We at Coopers are please to bring to the market this spacious first floor modern one bedroom apartment.

Located with in close proximity of Watford Met Line Station, Watford General Hospital and Watford town centre we feel this is the ideal location for commuters or investors!

The accommodation comprises of large lounge/diner with a Juliet balcony, a modern fully fitted open plan kitchen with a generous storage cupboard, a double bedroom with built in wardrobes and a modern bathroom off the landing.

In addition, the property benefits from an allocated parking space, communal gardens and is offered to the market chain free. Please contact us today to arrange a viewing!

- CHAIN FREE
- First Floor
- Off Street Parking
- Communal Gardens
- Close To Transport Links
- Long 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		EU Directive 2002/91/EC

