



**Third Avenue
Watford, WD25 9QE
£1,300**

We at Coopers are delighted to offer this modern one bedroom maisonette, close to local amenities and M1 and M25 road links.

The property comprises of living room with a modern kitchen, double bedroom with fitted wardrobes and a large bathroom.

The property also benefits from garden access and off street parking, we feel this is property won't be on for long, So please contact us today to arrange your viewing!

Available Now!

- One Bedroom Maisonette
- First Floor
- Part Furnished
- Available Now
- Private Garden
- EPC C
- Off Street Parking





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

