



**Southwold Road
Watford, WD24 7DL
£170,000**

Coopers are pleased to offer to the market this spacious studio flat. Located on the ground floor in a popular development in North Watford. The Town Centre and Watford Junction Station are in close proximity along with local shops and schools. The property attracts a lot of natural light and comprises of: entrance hall, a spacious bedroom as well as a modern kitchen and bathroom. Further benefits are communal parking bays and gardens. Early viewings are highly advised to truly appreciate the size of this property, its being sold with no chain!

- Super Studio Apartment
- Modern Kitchen and Bathroom
- No Upper Chain
- Ground Floor
- Short Walk To Watford Junction Station
- Off Street Parking
- Long Lease Remaining





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

