



## The Spinney Watford, Hertfordshire WD17 4QF Asking price £320,000

Coopers are please to welcome to the marker a chain free, two double bedroom apartment situated in Nascot Wood on the first floor at The Spinney . The property provides ample living accommodation throughout and fitted kitchen and bathroom. This property also benefits from a garage and parking. With a long lease of 938 years remaining, its an ideal investment. Watford town centre is 0.9 miles on foot from the property with Tesco Express 0.2m. Watford Junction station is just 0.6 miles away providing fast train services to London Euston with the addition of the Overground line and Abbey Line branch to St Albans.


- Two Double Bedrooms
- Large Living Room
- Nascot Wood Estate
- Long Lease Remaning
- First Floor
- Contact Us Today To Arrange Your Viewing!



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC 				<b>England &amp; Wales</b> EU Directive 2002/91/EC 