



**Third Avenue
Watford, WD25 9QE
Asking price £225,000**

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

Sold with NO CHAIN!

- One Bedroom Maisonette
- First Floor
- 83 Years Remaining On The Lease
- Available CHAIN FREE
- Private Garden
- EPC C
- Off Street Parking



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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	

