



**St. Johns Road
Watford, Hertfordshire WD17 1PY
Asking price £235,000**

Coopers are pleased to offer this larger than average ground floor 1 bedroom flat. The property is situated within just 0.2 miles of Watford Junction Station. Comprising of: large living area, modern fitted kitchen and bathroom. Further benefits include private parking, gas central heating and a share of the freehold. Early viewings are highly advised as this property will be sold chain free!

- Ground Floor Victorian One Bedroom Flat
- Private Off Street Parking
- Open Plan Kitchen Diner
- Share Of Freehold
- 0.2 Miles To Watford Junction Station
- Small Block Of Four Flats
- Gas Central Heating
- CHAIN FREE



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	69	69	79
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

