



**Pioneer Way
Watford, WD18 6ST
Asking price £170,000**

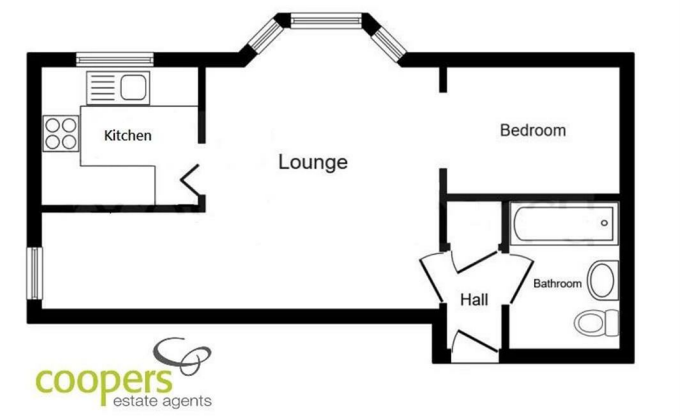
Coopers are pleased to offer a super-studio flat with separate sleeping area on a popular development, close to Watford General Hospital and the Metropolitan Line station. The accommodation comprises: lounge, modern fitted kitchen with large utility cupboard, bathroom and sleeping area. The development benefits from communal gardens and residents' parking. Available Chain free with 157 years remaining on the lease, please contact us today to arrange a viewing!

- SUPER STUDIO
- Ground Floor
- Parking Available
- CHAIN FREE
- Modern Finish
- Great Location
- Long Lease Remaining



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC