



**Rickmansworth Road  
Watford, WD18 7LP  
Asking price £240,000**

Savanna Court is a popular purpose built block situated on Rickmansworth Road. The flat is located on the third floor, with two bedrooms, a large lounge, kitchen and a modern bathroom.

The flat benefits from an allocated parking space in the private car park. There are further visitors bays available. It is also within 0.3 miles of Watford Metropolitan Station and there are several bus stops on Rickmansworth Road.

Savanna Court is within 0.1 miles to Watford Boys Grammar School and 0.3 miles of Chater Junior School. Also a short walk to Cassiobury Park, Watford Leisure Centre and the array of shops in Watford Town Centre.

Available Chain Free, call to arrange your viewing today!

- Chain Free
- Walking Distance to Watford Metropolitan Line
- Allocated Parking
- Communal Garden
- Close to local amenities
- Visitors Parking
- Catchment for Watford Boys Grammar



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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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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	

