



**Courtlands Close  
Watford, WD24 5GR  
Asking price £170,000**

We at Coopers are delighted to bring to the market this first floor super studio apartment, situated in this popular cul-se-sac just a short distance from Warner Brother Studios, local shops and excellent road links, with access to the M1 and M25 within easy reach. The property has recently been re-decorated by its owner and is being sold with the added benefit of a lease extension. The property is offered with no upper chain so please contact us today to book your viewing!

- CHAIN FREE
- Studio Flat
- First Floor
- Parking Available
- Quiet Development
- Fully Double Glazed
- Close To Local Amenities
- Available For Viewings NOW!



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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	

