



**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 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	

