



**Hempstead Road
Watford, WD17 4LD
£200,000**

Coopers are delighted to bring to the market this spacious two double bedroom second floor flat, situated in a quiet leafy cul de sac off Hempstead Road.

Comprising of entry phone system, large store cupboard, an exceptionally large living room, two spacious double bedrooms, a separate fitted kitchen and bathroom. The property is in need of modernization throughout but already has the additional benefits of gas central heating, double glazing and well-maintained communal garden.

The property is a short walk to Watford Junction/Metropolitan stations as well as Watford Town Centre it also has fantastic motorway links located just a short drive from the M1, M25 and A41.

The property is being sold on a chain free basis, please contact us today to arrange your viewing! The property has a 34 year lease remaining so will only be applicable to cash buyers.

- CHAIN FREE
- Second Floor
- Two Double Bedrooms
- CASH BUYERS ONLY
- Fully Double Glazed
- Gas Central Heating
- Fantastic Location
- SHORT LEASE REMAINING





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(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
<i>Not energy efficient - higher running costs</i>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

