



**Nascot Road  
Watford, WD17 4YE  
Asking price £395,000**

We at Coopers are delighted to bring to the market this immaculate two double bedroom luxury apartment.

The property benefits from Gas central heating, air conditioning, full double glazing and a video entry phone. The property has a good size lounge/dining area, a modern fully fitted kitchen. A large master bedroom with built in wardrobes and a Second generous size double bedroom. Luxury fitted bathroom with shower over the bath. Allocated off street parking for one car. Located just a short walk from Watford Junction and the town center we we feel this property is in the ideal location! Available WITH NO CHAIN! please contact us to arrange a viewing today!





- Two Double Bedrooms
- CHAIN FREE
- Off Street Parking
- Luxury Finish Throughout
- 6 minute Walk To Watford Junction Station
- Air Conditioning Installed
- Double Glazed
- Close To Town Center



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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 	



  
**coopers**  
 estate agents