



Orphanage Road Watford, WD24 4QZ Asking price £305,000

Coopers are delighted to bring to the market this spacious ground floor flat with two bedrooms. The flat features a lounge/dining room, a newly fitted kitchen, two double bedrooms with built-in wardrobes, and a bathroom. It also includes electric heating and one allocated parking space. The location is convenient, with Watford Junction Station just 0.4 miles away and several schools within half a mile, including The Watford UTC and Parkgate Junior School. Early Viewings highly recommended!

- Two Bedroom Apartment
- Ideal Investment Opportunity
- Modern Fitted Kitchen
- Modern Bathroom
- Walking Distance To Watford Junction
- Allocated Parking
- Two Bedrooms with Built-In Wardrobes
- Ground Floor
- EPC Rating D
- 664 Sq. Ft. (62 Sq. M)



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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	

