



**Astra Court**  
**Watford, WD18 7TA**  
**Asking price £205,000**

Coopers are pleased to offer this bright and well presented top floor apartment. Located conveniently for local shops, town center, met line station and motorway links. The property comprises: entrance hall, lounge, modern fitted kitchen, double bedroom with fitted wardrobes and bathroom. Additional benefits include gas central heating, double glazing and private off road parking. The property is being sold chain free so please contact us today to arrange your viewing!

- Top Floor Flat
- Walking Distance to Watford Met Line
- CHAIN FREE
- Cassiobury Park a Short Walk Away
- Private Parking
- Entry Phone System
- M1 and M25 Links
- 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	

