



Hempstead Road Watford, WD17 4LD Asking price £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



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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 | |

