



## 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 <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 