



**Courtlands Close
Watford, WD24 5GQ
Asking price £265,000**

Welcome to Rugby Lodge, Watford - a spacious ground floor two bedroom flat.

This property comprises of a reception room, kitchen with space for a dining table. two good size bedrooms, and a family bathroom which has been converted into a wet room for disability access.

Situated on Courtlands Drive, this flat is in the ideal location, just a short drive from the town center, Watford Junction Station and with in easy reach of the A41, M25 and M1.

Please contact us today to arrange your viewing!

- Ground Floor
- Chain Free
- Two Bedrooms
- Great Location
- Private Parking
- Available For Viewings Now



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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

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