



**Keele Close
Watford, WD24 4RU
Offers in excess of £350,000**

An exciting opportunity for property developers and buyers seeking a renovation project! This spacious three-bedroom apartment, located in the sought-after Andrew Reed Court, Watford, is in need of full refurbishment to restore it to its former glory. Set in a charming period building, this flat offers a blank canvas for creating a modern living space with original features waiting to be uncovered.

Viewings are highly recommended to fully appreciate the space and the possibilities that this property holds.

Contact us on 01923 228822 to arrange a viewing or for more information.

- THREE DOUBLE BEDROOMS
- ALLOCATED PARKING
- SHORT WALK TO WATFORD JUNCTION STATION
- EASY ACCESS TO M1 AND M25 MOTORWAYS
- REEDS DEVELOPMENT





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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