



**Capel Court**  
**Watford, WD17 1QR**  
**£227,500**

Coopers are pleased to offer, in our opinion, one of Watford's most desirable one bedroom flats to the market. Occupying a prime location which is ideal for commuters, this luxury apartment is a stone's throw from Watford Junction station and the town center. The apartment is finished to an exceptional standard and fitted with a high specification kitchen, luxury bathroom and quality fixtures and fittings. Early viewings are recommended, The property will be sold with no Chain!

- One Bedroom
- High Specification
- Communal Garden
- Prime Location
- Early Viewing Recommended
- This Flat Is Sold With No Parking
- CHAIN FREE



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	81	81	(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 <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

