



**North Western Avenue
Watford, WD25 0AQ
£220,000**

Coopers are pleased to offer to the market is this first-floor one bedroom maisonette. The property has a large lounge/dining room, kitchen, family bathroom and a separate WC. The property benefits from a private garden and off-street parking. With its prime location close to 2 large supermarkets, town centre and M25, it is suitable for first time buyers and investors. Book a viewing today!

- One Bedroom
- First Floor
- Share Of Freehold- 141 Year Lease
- Ideal for First Time Buyers or Investors
- Private Garden
- Close To Local Amenities



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