



**St. Johns Road
Watford, Hertfordshire WD17 1PY
£1,295**

Coopers are pleased to offer this larger than average ground floor 1 bedroom flat. The property is situated within just 0.2 miles of Watford Junction Station. Comprising of: large living area, modern fitted kitchen and bathroom. Further benefits include private parking, double glazing, gas central heating and a share of the freehold. Early viewings are highly advised as this property will not be on the market long!

- Large One Bedroom Flat
- Private Off Street Parking
- Modern Fitted Kitchen
- Ground Floor
- 0.2 Miles To Watford Junction Station
- Fully Double Glazed
- Gas Central Heating
- Single Occupancy Only





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 CO₂ 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 CO₂ emissions	
	69	69	79
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	