



**Clarendon Road
Watford, Hertfordshire WD17 1JY
£186,000**

Coopers are pleased to offer this state of the art Super Studio apartment in central Watford. This Modern fourth floor apartment is just a two minute walk to Watford Junction Station in the heart of the town centre at the end of Clarendon Road giving easy access to local amenities. Early viewings would be advised as the high end finish and desirable location of this Studio flat means it will not be on the market for long!

- Studio Apartment
- Chain Free
- NO PARKING
- 0.5 Miles To Watford Junction Station
- CCTV & Audio, Video Entry System
- Double Glazed Windows Throughout
- Lift Access To All Floors





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		