



**Lowestoft Road
Watford, Herts WD24 5AX
£1,200 Per month**

Coopers are pleased to present this well-maintained first-floor one-bedroom maisonette to the market. Ideally located just moments from the amenities of St Albans Road and within easy reach of Watford Junction Station, the property offers both convenience and comfort. The accommodation comprises a spacious and bright living room with ample natural light, a modern fitted kitchen, a generous double bedroom, and a well-appointed bathroom. The property will be available from Mid August.

- First Floor Maisonette
- Available Mid August
- Close To Watford Junction Station & Local Amenities
- Modern Kitchen and Bathroom
- Electric Heating
- Permit Street Parking
- Single Occupancy Only





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 EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

