



**Third Avenue
Watford, WD25 9QE
Asking price £225,000**

We at Coopers are delighted to offer this modern one bedroom maisonette, close to local amenities and M1 and M25 road links.

The property comprises of living room with a modern kitchen, double bedroom with fitted wardrobes and a large bathroom.

The property also benefits from garden access and off street parking, we feel this is property won't be on for long, So please contact us today to arrange your viewing!

Sold with NO CHAIN!

- One Bedroom Maisonette
- First Floor
- 83 Years Remaining On The Lease
- Available CHAIN FREE
- Private Garden
- EPC C
- Off Street Parking



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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	

