



## Lowestoft Road Watford, Herts WD24 5AX £180,000

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.

Offered to the market chain-free, this property is an excellent opportunity for first-time buyers and investors alike. Further benefits include no ground rent or service charges.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

- First Floor Maisonette
- No Upper Chain
- Share Of Freehold
- Modern Kitchen and Bathroom
- Electric Heating
- Permit Street Parking
- Close To Watford Junction Station & Local Amenities
- No Service Charge or Ground Rent



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

