



**St. Johns Road
Watford, Hertfordshire WD17 1PY
Asking price £235,000**

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 be sold chain free!

- Large One Bedroom Flat
- Private Off Street Parking
- Modern Fitted Kitchen
- Share Of Freehold
- 0.2 Miles To Watford Junction Station
- Fully Double Glazed
- Gas Central Heating
- CHAIN FREE



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Energy Efficiency Rating	
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	
69	76
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions	
69	79
EU Directive 2002/91/EC	

