



**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, gas central heating and a share of the freehold. Early viewings are highly advised as this property will be sold chain free!

- Ground Floor Victorian One Bedroom Flat
- Private Off Street Parking
- Open Plan Kitchen Diner
- Share Of Freehold
- 0.2 Miles To Watford Junction Station
- Small Block Of Four Flats
- Gas Central Heating
- CHAIN FREE





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	76	69	79
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	