



**Diamond Road  
Watford, WD24 5HD  
Asking price £325,000**

**CHAIN FREE!**

A well presented, Ground floor two bedroom apartment situated in a sought after location. The property provides a spacious living room, a fitted kitchen and large bathroom with space for both a bath and shower, off the hallway you will also find two well-proportioned double bedrooms and two storage cupboards. The apartment has direct access out to the communal gardens. Please contact us today to arrange a viewing!

- Allocated Parking
- Two Double Bedrooms
- Communal Garden
- CHAIN FREE
- Gas Central Heating
- Short Walk To Watford Junction
- Long Lease Remaining
- Available For Viewings NOW



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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	

