



**Harwoods Road
Watford, WD18 7RU
£1,225**

Coopers are pleased to offer this large ground floor one bedroom flat. The property is situated in walking distance to Cassiobury Metro Station. Comprising of: large living area, newly fitted kitchen and bathroom. Further benefits include a private garden, street permit parking, double glazing and gas central heating. Early viewings are highly advised.

- Street Parking
- One Bedroom Ground Floor Flat
- Private Garden
- 0.6 Miles to Metropolitan Line
- 0.6 Miles to Town Centre
- Available Early June





Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
	63	74	
England & Wales		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			
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Not environmentally friendly - higher CO ₂ emissions			
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