



## Essex Road Watford, Hertfordshire WD17 4EP £950 Per month

We at Coopers are pleased to market this modern studio flat located on Essex Road in the heart of Watford. The flat is situated on the first floor of a well-maintained purpose-built block. The property features a spacious and bright living area, which has been cleverly designed to maximize the use of space. The flat benefits from ample natural light, creating a warm and welcoming atmosphere throughout. A fitted kitchen including an oven, hob and extractor fan, it does NOT include a fridge freezer or washing machine. The sleeping area and living room offer a comfortable space for a double bed and a wardrobe as well as a desk to work from home if required. The bathroom is modern and partly tiled with a shower, washbasin and a WC. This flat is perfectly situated in the heart of Watford, providing easy access to all the amenities of the town center, including supermarkets, cafes, restaurants, and bars. Watford Junction station is just a short walk away, providing excellent transport links to London and other surrounding areas. Overall, this lovely studio flat offers comfortable living in a convenient location and is available from Mid June. Early viewing is highly recommended.

- Studio Flat
- Off Street Parking For One Car
- Single Occupants Only
- Close To Watford Junction
- Gas Central Heating



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | [watford@coopersestateagents.co.uk](mailto:watford@coopersestateagents.co.uk) | [www.coopersestateagents.co.uk](http://www.coopersestateagents.co.uk)



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

