



## St. Marys Road Watford, WD18 0EF Asking price £220,000

Coopers are pleased to bring to the market this recently renovated one-bedroom ground floor flat, ideally situated on a popular residential road close to Watford Town Centre.

The property comprises of a spacious lounge/dining room, a fitted kitchen, a separate dining room, a generous double bedroom and a brand-new bathroom. Offering a practical layout, the property is ideal for first-time buyers, investors or those looking to downsize.

Conveniently located, the property benefits from excellent transport links including Watford High Street and Watford Junction stations, providing direct access into London and beyond. The M1 and A41 are also within easy reach for commuters.

A wide range of local amenities can be found nearby, including the Harlequin Watford shopping centre, large supermarkets, restaurants, cafés and leisure facilities. The property is also well positioned for several highly regarded schools and local parks.

Offered to the market with no upper chain, early viewing is highly recommended.

For more information or to arrange a viewing, please contact Coopers today.

- Ground Floor
- Chain Free
- Great Location
- Recently Renovated
- Catchment For Fantastic Local Schools
- Permit Parking Available



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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>			(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>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

