



**Cezanne Road
Watford, WD25 9AY
Offers in excess of £300,000**

This well-presented first floor apartment offers bright and spacious accommodation, ideally located within easy walking distance of local supermarkets and Garston Train Station. It also benefits from excellent transport links, with convenient access to the M1 and A41.

The property features a generous open-plan lounge and kitchen, providing an ideal space for both relaxing and entertaining. There are two well-proportioned double bedrooms, along with a modern family bathroom.

Additional benefits include an allocated parking space, making this property a great option for professionals, couples, or small families seeking comfort and convenience in a desirable area.

- Two Double Bedroom Apartment
- Allocated Parking
- Two Balconies
- Modern Finish Throughout
- Fitted Kitchen
- Walking Distance To Garston Train Station and Watford North Station





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

