



**Clarendon Road
Watford, Hertfordshire WD17 1JY
£175,000**

Coopers are pleased to offer this state of the art Super Studio apartment in central Watford. This Modern fourth floor apartment is just a two minute walk to Watford Junction Station in the heart of the town centre at the end of Clarendon Road giving easy access to local amenities. Early viewings would be advised as the high end finish and desirable location of this Studio flat means it will not be on the market for long! Please note it will come with vacant possession from 1st October 2026.

- Studio Apartment
- Top Floor
- NO PARKING
- 0.5 Miles To Watford Junction Station
- CCTV & Audio, Video Entry System
- Double Glazed Windows Throughout
- Lift Access To All Floors
- Chain Free





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