



Upton Road Watford, WD18 0JL Asking price £330,000

Coopers is pleased to bring to the market this chain free top-floor apartment, featuring two large double bedrooms, two bathrooms, a spacious open-plan kitchen/living area and a fantastic private sun terrace an ideal space for outdoor dining, entertaining or simply relaxing.

The modern kitchen is fitted with ample cupboard space, integrated oven with gas hob and a extractor hood, stainless steel sink, tiled splashbacks, inset lighting and space for both a washing machine and full-size fridge freezer.

The bright and spacious open-plan living area benefits from two floor-to-ceiling windows and direct access onto the terrace, creating a seamless indoor/outdoor living space.

Both bedrooms are well-proportioned doubles with floor-to-ceiling windows allowing excellent natural light. The master bedroom benefits from its own en-suite shower room, while the family bathroom is fitted with a full-size bath with shower over, WC, wash hand basin, fully tiled walls and flooring, and a large fitted mirror.

Located on Upton Road, the property is within walking distance of Watford Junction Station (with services to London Euston in approximately 15 minutes), Watford Metropolitan Line Station, Watford town center and Cassiobury Park, providing excellent transport links, shopping, restaurants and nightlife.

The property has its own secure off street parking space.

We do not feel this property will be on the market for long so please contact us today to arrange your viewing!

- Chain Free
- Forth Floor
- Lift
- Large Sun Terrace
- Great Location





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
	82		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	