



Essex Road Watford, Hertfordshire WD17 4EP £975

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 top 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. The kitchen is fitted with 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 centre, 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 January. Early viewing is highly recommended.

- Studio Flat
- Off Street Parking
- Single Occupants Only
- Close To Watford Junction
- NO White Goods Provided
- Available Mid January





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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		