



SIGNATURE  
ESTATES

## 8B St. Johns Road

Watford, WD17 1PT

**£1,250**

Large one bedroom first floor converted flat set within this imposing period property. Modern fitted kitchen with appliances, very bathroom/WC, bay fronted reception room, large double bedroom with fitted wardrobe, gas central heating and double glazed windows. Ideally located situated within a short walk of Watford Junction Station and the Town Centre known for its recent substantial redevelopment, also being within easy reach of the M1, M25 and the A4. On street parking permit.

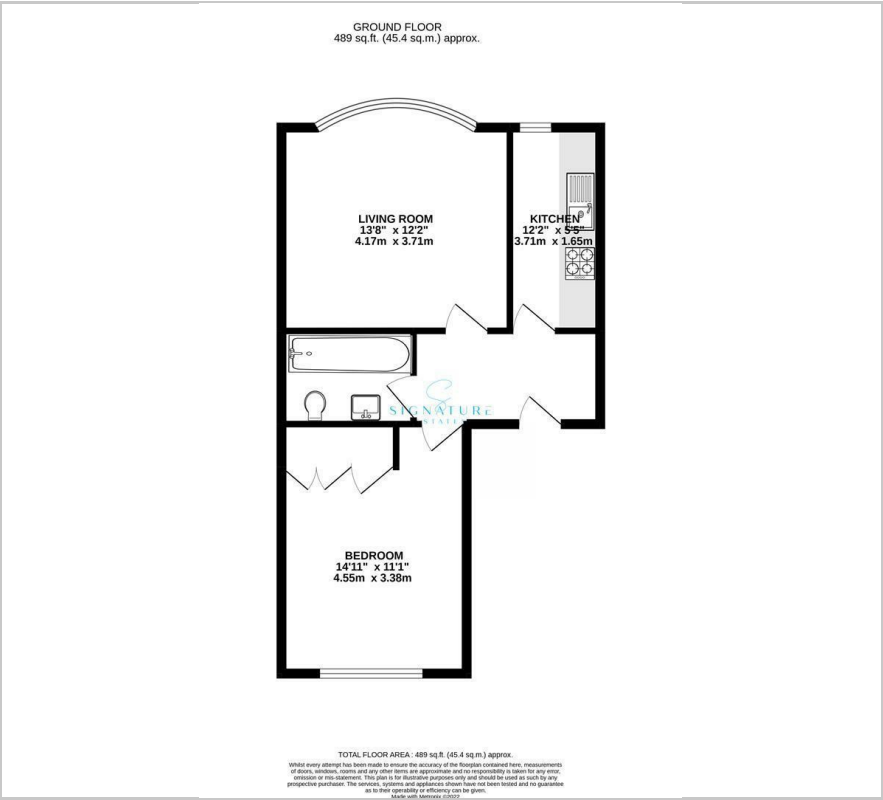
- One Bedroom Flat
- Large Lounge/Diner
- Kitchen with Appliances
- Large Double Bedroom with Fitted wardrobe
- Modern Bathroom
- Central Location
- Watford Junction Minutes Away
- Council Tax Band C
- Holding Fee of £288

### Viewing

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.



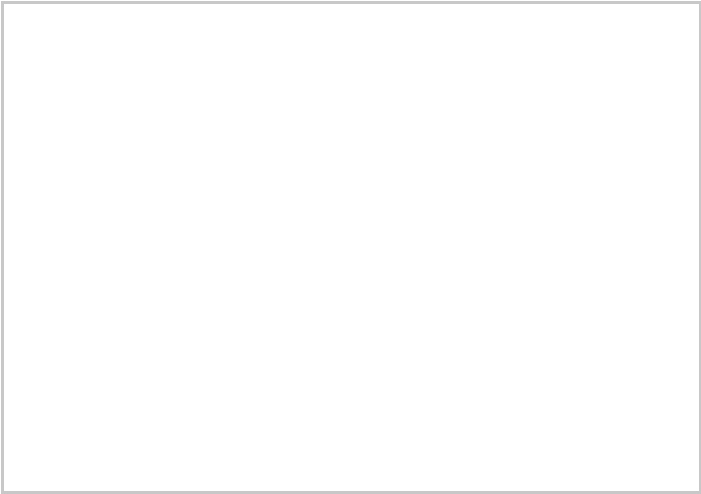
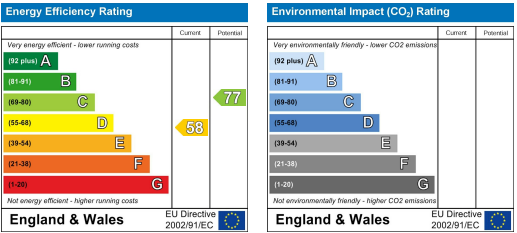
Floor Plan



Area Map



Energy Efficiency Graph



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