



**Third Avenue
Watford, WD25 9QE
Asking price £225,000**

We at Coopers are delighted to offer this modern one bedroom maisonette, close to local amenities and M1 and M25 road links.

The property comprises of living room with a modern kitchen, double bedroom with fitted wardrobes and a large bathroom.

The property also benefits from a private garden and off street parking, we feel this is property won't be on for long, So please contact us today to arrange your viewing!

Sold with NO CHAIN!

- One Bedroom Maisonette
- First Floor
- 83 Years Remaining On The Lease
- Available CHAIN FREE
- Private Garden
- EPC C
- Off Street Parking





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	

