



The Parade, High Street, Watford, WD17 1BS

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£950 PCM



Description:

We are delighted to offer this newly refurbished third floor studio apartment situated in the heart of Watford Town Centre. The property comprises: Studio room with fitted wardrobe, open plan integrated kitchen and separate tiled shower room. Within walking distance to both Watford Underground Station, Watford Junction and Cassiobury Park. Available Now. Unfurnished. No parking available.

- THIRD FLOOR STUDIO
- KITCHEN
- SHOWER ROOM
- CENTRAL LOCATION
- SOLE AGENTS

Additional Information:

Location:

Viewings:

By appointment only, via Kings Langley Estates - Call 01923 947373

"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"

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		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B	81	81
(69-80) C	76	76	(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, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



David Freeman
Director







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ESTATES**

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