



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>84</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**2 Lord Street, WD17 2LQ**

**Guide Price £265,000**

Subject to Contract

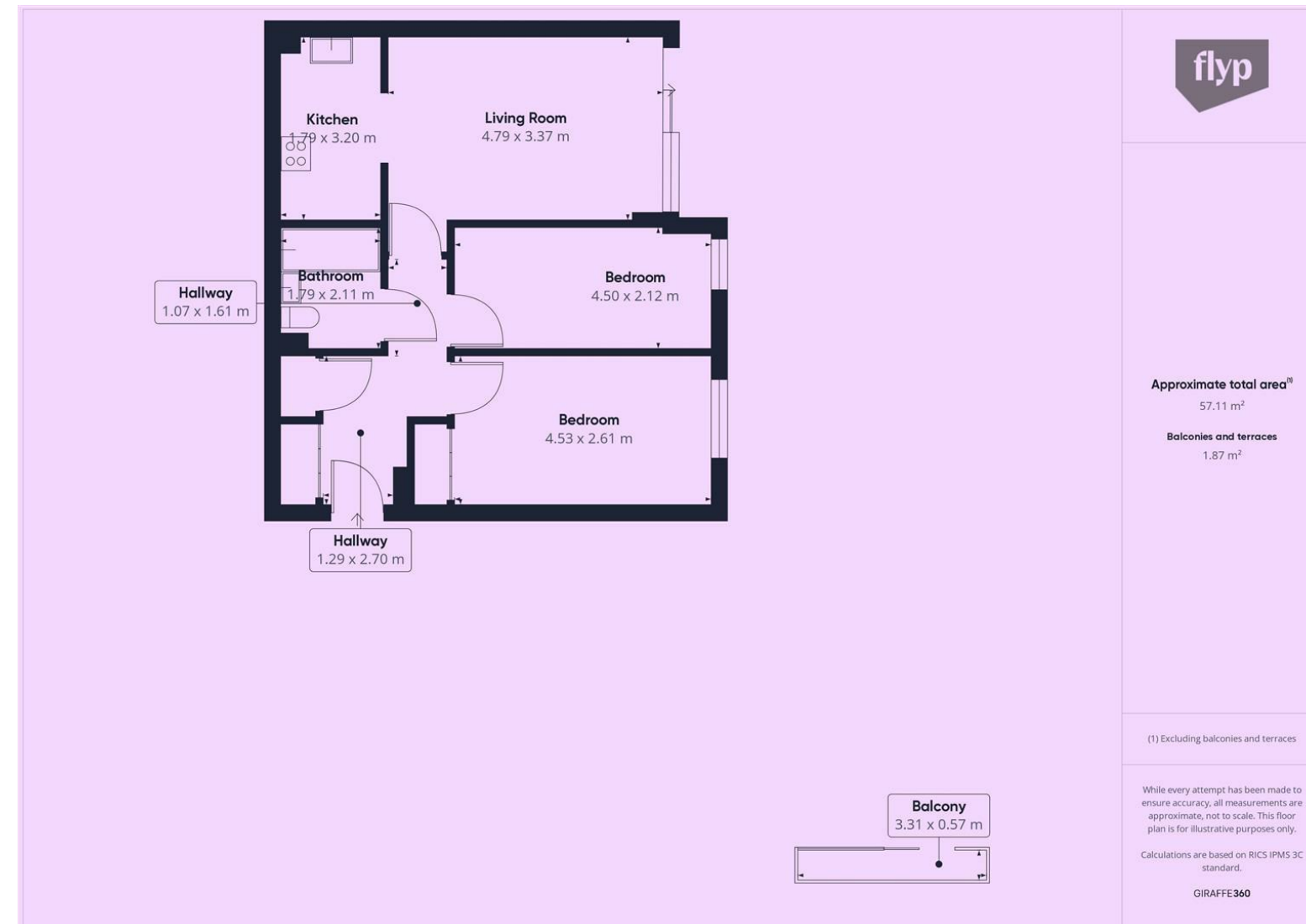
- Two double bedrooms
- Modern fitted kitchen
- Long lease
- Allocated parking space
- Patio doors leading out to balcony from reception room with dining area
- Modern living
- Rear communal gardens
- Lift



## 2 Lord Street, WD17 2LQ

Modern easy living... sizable two double bedroom apartment on the four floor of this recently built development, entered via entry-phone access and lift to the floor. Benefits include allocated parking space and communal gardens, located within close proximity of Watford High Street train station, local shopping facilities and alternative transport links.

The property offers over 620 sq ft of living space over one floor, with timber style flooring throughout, comprising of patio doors leading out to balcony from sizeable reception room, dining area, modern lacquered fitted kitchen and white coloured bathroom combined W.C.



**Tenure** Leasehold

**Price** Guide Price £265,000 Subject to Contract

Viewing by appointment , through joint sole agents Warwick Estate Agents



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