



**1 -3 Gammons Lane  
Watford, WD24 6BH  
£1,300**

We at Coopers are pleased to bring to the market this spacious one bedroom apartment in a gated development on Gammons Lane. This flat boasts a large reception room with space for a dining table, a fully fitted kitchen, one double bedroom with built in storage and a bathroom off the hall.

Situated in a popular area, this flat is perfect for those seeking a convenient lifestyle with amenities, shops, and transport links all within easy reach. Please contact us today to arrange a viewing!

- One Bedroom Flat
- EPC C
- One Allocated Parking
- Gated Development
- Walking Distance To Watford Junction
- Available Late January





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
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**coopers**  
estate agents