



**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
- First Floor
- Available Immediately





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