



**Gammons Lane  
Watford, WD24 6BH  
£1,700**

We are coopers are pleased to bring to the market this newly refurbished two bedroom flat, finished to a high standard throughout the property benefits from a brand new fitted kitchen and modern bathroom, two good size bedrooms and a spacious living room. 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! The photos shown are of a similar property in the development. The advertised property is currently undergoing renovation and will be finished to a comparable standard.

- Two Bedroom Apartment
- Available Early April
- Refurbished To A High Standard Throughout
- One Allocated Parking
- Gated Development
- Walking Distance To Watford Junction
- EPC C
- First Floor



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

