



**Bruce Grove
Watford, Hertfordshire WD24 4DZ
£1,250**

Coopers are delighted to offer to the market, an ideally located one bedroom flat. The property is situated a stones throw away from local amenities and Watford Junction Station is within walking distance. There is permit street parking. The property is fully double glazed with gas central heating though out. It has been finished to the highest standard with a modern spacious feel. This flat is one that can not be truly appreciated without a viewing. Please give us a call today to arrange an early viewing.

- Modern 1 Bedroom Flat
- Very Spacious
- Fully Fitted Kichen
- Modern Bathroom
- Double Bedroom
- Available From Early June
- Walking Distance to Watford Junction Station



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
	82	85	
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
	82	83	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

