



**Purbrock Avenue
Watford, Hertfordshire WD25 0AD
£1,600 Per month**

We at Coopers are delighted to present this modern two-bedroom maisonette, ideally situated in a quiet cul-de-sac with easy access to local amenities, reputable schools, and excellent transport links including the M1 and M25. The property features a spacious living room, a contemporary separate kitchen, two generously sized bedrooms, and a large modern bathroom.

Further benefits include access to a communal garden and off-street parking for one vehicle. Contact us today to arrange your viewing.

- Available Early July
- Two Double Bedrooms
- Off Street Parking
- Close to M1 and M25
- Fantastic Location
- Separate Kitchen
- EPC Rating C
- Walking Distance to Local Shops
- Unfurnished
- Access to Public Transport Close By



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

