



**Foxlands Close
Watford, Hertfordshire WD25 7LY
£1,450 Per month**

Situated within a stone's throw of Leavesden Studios, Coopers are pleased to offer a first floor two bedroom flat in Leavesden. The property is conveniently located for major road links (M25, M1, A41, A405) and local amenities. The accommodation comprises: large living room, kitchen, bathroom and two bedrooms. The development benefits from ample communal parking and gardens. Offered un-furnished and available early September

- First Floor
- Two Bedrooms
- Off Street Parking
- Quiet Location
- Beautiful Communal Grounds
- Great Location





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