



**Bruce Grove
Watford, Hertfordshire WD24 4DZ
£1,200**

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. One street permit can be applied for. The property is fully double glazed with gas central heating though out. Available Late April Please give us a call today to arrange an early viewing.

- Modern 1 Bedroom Flat
- Very Spacious
- Fully Fitted Kitchen
- Modern Bathroom
- Double Bedroom
- Available From Late April
- Walking Distance to Watford Junction Station



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
	82	85	82
			83
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

