



**1 -3 Gammons Lane
Watford, WD24 6BH
£1,325**

We at Coopers are pleased to bring to the market this spacious one bedroom apartment in a gated development on Gammons Lane. This flat boasts a large reception room with space for a dining table, a fully fitted kitchen, one double bedroom with built in storage and a bathroom off the hall.

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!

- One Bedroom Flat
- EPC C
- One Allocated Parking
- Gated Development
- Walking Distance To Watford Junction
- Available Late January





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



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