



## The XChange Building Watford, Herts WD18 0FQ £1,650 Per calendar month

Coopers are delighted to offer to the market, a spacious two double bedroom furnished flat within the luxurious Xchange Development. The property is located within walking distance of the town centre and Watford Junction Station. The property is immaculately presented and comprises of: modern fitted kitchen, lounge with balcony, two double bedrooms and two bathrooms (one en-suite), allocated parking for one car and lift access. Early viewing would be advised! Available NOW

- 2 Double Bedrooms
- 2 Bathrooms (1 En-Suite)
- Lounge
- Modern Fitted Kitchen
- Private Balcony
- Walking Distance to Watford Junction Station
- Available NOW
- Allocated Parking
- Lift Access
- No Company Lets Accepted



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	84 86	85 87	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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