



**Gammons Lane  
Watford, WD24 6BH  
£1,700**

We are coopers are pleased to bring to the market this newly refurbished two bedroom flat, finished to a high standard throughout the property benefits from a brand new fitted kitchen and modern bathroom, two good size bedrooms and a spacious living room. 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!

- Two Bedroom Apartment
- Available Immediately
- Refurbished To A High Standard Throughout
- One Allocated Parking
- Gated Development
- Walking Distance To Watford Junction
- EPC C





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	