



## Whippendell Road Watford, Hertfordshire WD18 7QF £1,400

We at Coopers are delighted to market this Stunning and spacious two-bedroom apartment available for let in the sought-after Printworks development, located on Whippendell Road..

This beautiful apartment is situated on the third floor and offers a fantastic layout that is both practical and stylish. The apartment benefits from an abundance of natural light, thanks to its large windows.

The open-plan living room and kitchen is perfect for entertaining guests or relaxing after a long day, with ample space for a dining table and a comfortable seating area. The kitchen features modern appliances, including a built-in oven, hob, Fridge/freezer, washing machine and extractor fan, and plenty of storage space.

The Master bedroom is spacious and bright, with built-in wardrobes offering plenty of storage space. The bathroom is stylishly designed and features a shower over bath, toilet, and basin.

The development benefits from secure entry and a lift, ensuring your peace of mind and convenience.

The apartment is conveniently located close to local shops, restaurants, and bars, as well as excellent transport links, with Watford Met Line station just a short walk away, providing easy access to London and beyond.

This stunning apartment is available to rent from the end of April and is ideal for a single professional or a couple. Early viewing is highly recommended, so don't hesitate to get in touch to arrange a viewing.


- Great Location
- Two Bedrooms
- Off Street Parking
- Communal Gardens
- Well Maintained Development
- Additional £30pm To Be Paid For Water Rates
- Available 30th Of April



164 St. Albans Road, Watford, Hertfordshire, WD24 4AS

Tel: 01923 228822 | [watford@coopersestateagents.co.uk](mailto:watford@coopersestateagents.co.uk) | [www.coopersestateagents.co.uk](http://www.coopersestateagents.co.uk)



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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC 		<b>England &amp; Wales</b> EU Directive 2002/91/EC 