



**Whippendell Road  
Watford, Herts WD18 7PA  
£1,200**

Coopers are delighted to offer to the market, a spacious 1 bedroom ground floor apartment. The property is located within walking distance of Watford Metropolitan Station. The accommodation comprises of: a large entrance hall, modern fitted kitchen with integrated appliances, bathroom with shower, living room and double bedroom. The property benefits from gas central heating, double glazing, shared gardens with a private shed and allocated parking. Available from Mid May!

- 1 Bedroom Apartment
- Lounge
- Modern Fitted Kitchen
- Bathroom with Shower
- Allocated Parking
- Walking Distance to Watford Metropolitan Station
- Available Mid May







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>81</b>	<b>84</b>	<b>80</b>
			<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

