



**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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions
	81	84	80
			83
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

