



**Courtlands Close  
Watford, WD24 5GR  
£1,050**

We at Coopers are delighted to bring to the market this first floor super studio apartment, situated in this popular cul-se-sac just a short distance from Warner Brother Studios, local shops and excellent road links, with access to the M1 and M25 within easy reach. The property is available early October!

- Available Early October
- Studio Flat
- First Floor
- Parking Available
- EPC C
- Fully Double Glazed
- Close To Local Amenities
- Available For Viewings!
- Bus Links To Watford Junction/Town Centre



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| 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   |           |
|   |         |  |                    |   |           |

