



**Whippendell Road  
Watford, Hertfordshire WD18 7PG  
£1,295**

Coopers are pleased to offer this modern 1 bedroom flat to the market, With its high ceilings and fantastic natural light, this newly converted flat is not one to be missed! It's fully fitted kitchen and modern bathroom give it a homely feel which cannot truly be appreciated without a viewing. Available NOW!

- 1 Bedroom Apartment
- Character Throughout With High Ceilings & Large Windows
- Modern Fitted Kitchen
- Fully Tiled Bathroom
- Private Off Street Parking
- Available Now



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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>	<b>73</b>	<b>73</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

