



**1 -3 Gammons Lane  
Watford, WD24 6BH  
£1,325**

We at Coopers are pleased to bring to the market this spacious one bedroom apartment in a gated development on Gammons Lane. This flat boasts a large reception room with space for a dining table, a fully fitted kitchen, one double bedroom with built in storage and a bathroom off the hall.

Situated in a popular area, this flat is perfect for those seeking a convenient lifestyle with amenities, shops, and transport links all within easy reach. Please contact us today to arrange a viewing!

- One Bedroom Flat
- EPC C
- One Allocated Parking
- Gated Development
- Walking Distance To Watford Junction
- Available Late January







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> 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	

