



**Gammons Lane
Watford, WD24 6BH
£1,700**

We are coopers are pleased to bring to the market this newly refurbished two bedroom flat, finished to a high standard throughout the property benefits from a brand new fitted kitchen and modern bathroom, two good size bedrooms and a spacious living room. 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!

- Two Bedroom Apartment
- Available Now!
- Refurbished To A High Standard Throughout
- One Allocated Parking
- Gated Development
- Walking Distance To Watford Junction
- EPC C
- First Floor



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		