



**Hagden Lane  
Watford, WD18 0XP  
£1,100**

We at Coopers are pleased to bring to the market a studio apartment set within a popular gated development. recently refurbished throughout. The property offers easy access to local amenities including Watford town centre, Watford General Hospital, within walking distance of excellent public transport links and in addition has allocated residents Parking. Please call us today to arrange your viewing! Single Occupancy Only.

- Studio Apartment
- Refurbished Throughout
- Available Now
- Gated Development
- Single Occupants Only
- Allocated Parking



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>	
(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>		
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
				EU Directive 2002/91/EC	

