

Watford Road, Radlett

£1,395,000 (Leasehold)

VILLAGE
E S T A T E S



A stunning and spacious three bedroom apartment located on the first floor of this popular apartment building. 12 Watford Road was constructed approximately five years ago by Heronslea. The property is conveniently located within close proximity to Radlett Village.

The accommodation comprises of a spacious entrance hall, leading to a large fully fitted kitchen/breakfast/living room with patio doors leading directly onto a private balcony. There is a substantial principal bedroom with en-suite bathroom and an array of wardrobes. The second double bedroom has an en-suite bathroom and plenty of wardrobes. The third bedroom is fitted with wardrobes and cupboards and is currently being used as a study. The flat is furnished with a separate WC and a Utility room.

The property has secure gated underground parking with two spaces allocated to the flat. There is also sole use of a large storage cupboard with keypad secure entry.

Service charges are £5422 per annum

01923 852434
www.village-estates.co.uk



Village Estates
70d Watling Street, Radlett
Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.

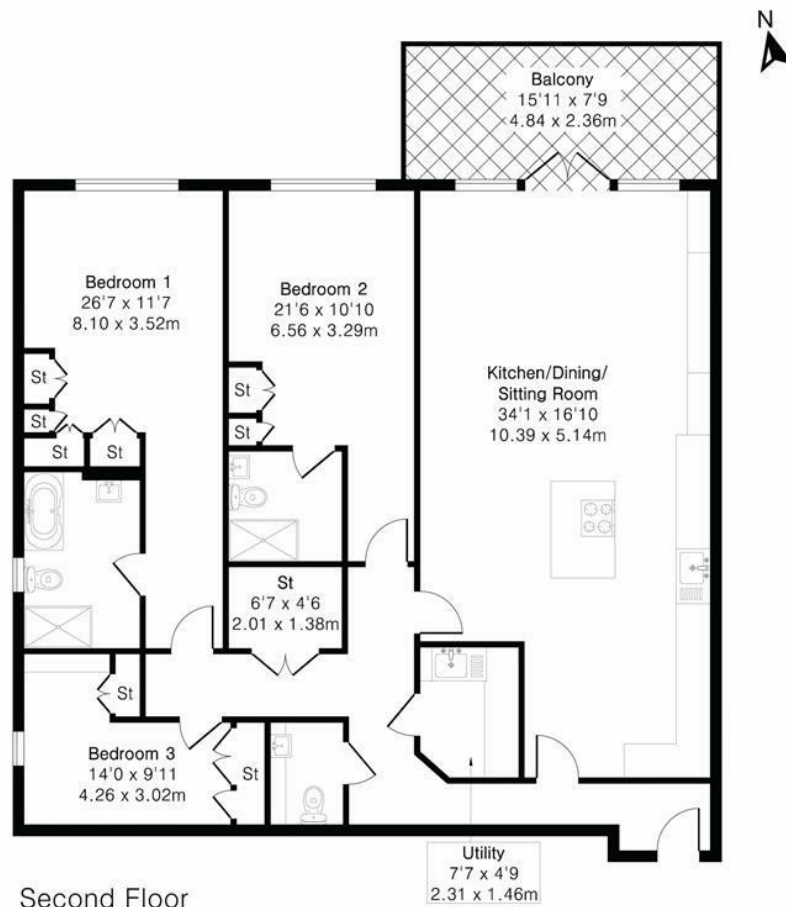








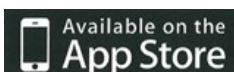
Approximate Gross Internal Area 1475 sq ft - 137 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		84	84
<p>England & Wales</p>		EU Directive 2002/91/EC	