

# Wall Hall Drive, Aldenham

## £625,000 (Leasehold)



Located in Wall Hall is this beautifully maintained two double bedroom, two bathroom apartment.

The property is located on the first floor and the block benefits from a communal lift. The apartment has a spacious entrance hall, a beautiful lounge/dining room with patio doors to a balcony. There is a fully fitted kitchen, a master bedroom with en-suite bathroom and built in wardrobes, a second bedroom and a fully fitted family bathroom.

The property has the benefit of 2 designated secure underground parking spaces and a storage large cupboard.

Built approx. 17 years ago by master builders Octagon Homes in the award winning development of Wall Hall in Aldenham, the apartment is finished to an impeccable standard. Wall Hall has a lifestyle all of its own set in 55 acres with Tennis Court, Gym, child play area and beautiful manicured gardens and just a short step to glorious walks through the countryside.

The least is 982 years unexpired and the service charge including the estate management charges are circa. £5600 per annum

**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



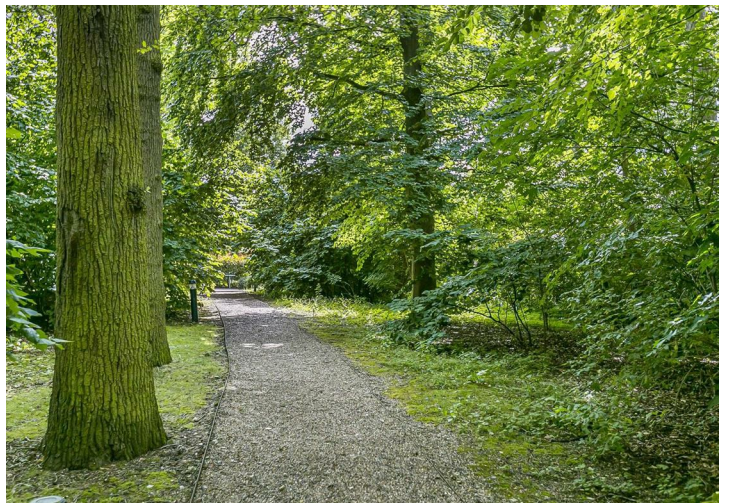
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Herts WD7 7NP

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.

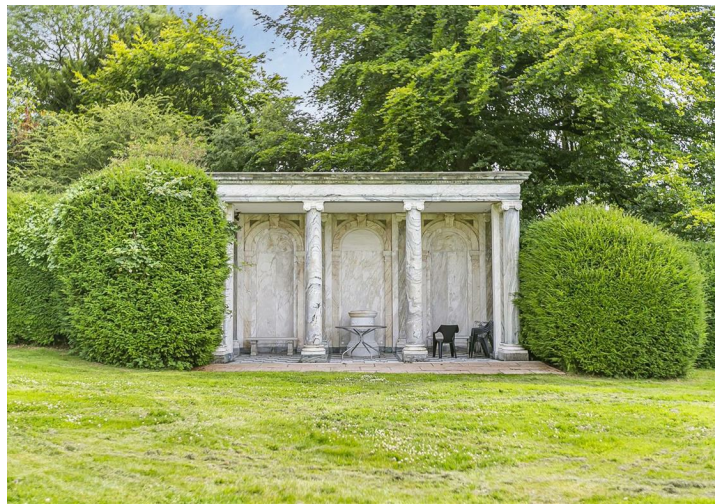










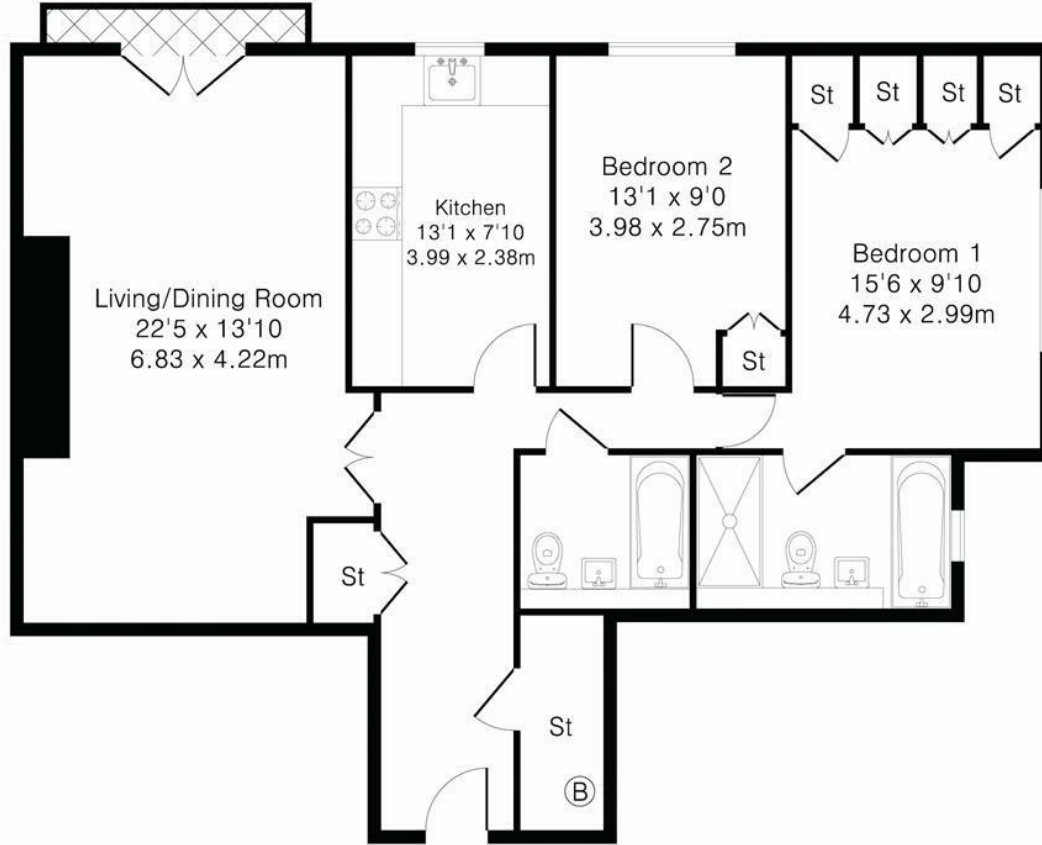








Approximate Gross Internal Area 941 sq ft – 87 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	