

**Shenley Hill, Radlett**  
**£835,000 (Leasehold)**



A newly refurbished and spacious two double bedroom apartment which is located on the ground floor of this popular apartment building. Herons Court was constructed approximately 12 years ago and benefits from being within walking distance of Radlett's Village.

The accommodation comprises of a large spacious entrance hall, leading to a large kitchen/breakfast room, lounge/dining room, master bedroom with en suite bathroom, second bedroom, family bathroom & guest wc.

The property benefits from direct access to multiple private patio's off of the reception, kitchen/diner and principle bedroom, leading directly onto a communal garden.

There is secure gated under ground parking for one car and sole use of a large storage cupboard.

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





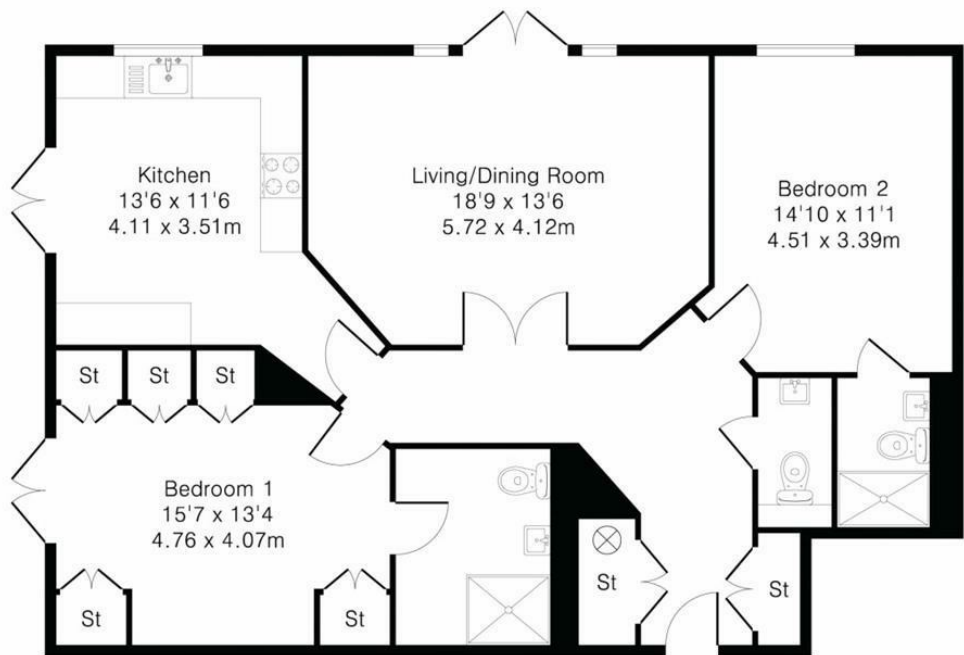








Approximate Gross Internal Area 1300 sq ft - 121 sq m



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	77
(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	