

Wall Hall Drive, Aldenham

£595,000 (Share Of Freehold)



Located in Wall Hall is this two double bedroom, two bathroom apartment which has been well maintained by its present owner. The property is located on the first floor and the block benefits from a communal lift.

Built 15 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.

The apartment has a spacious entrance hall, lounge/dining room with door to a small balcony, kitchen, master bedroom with en suite bathroom, second bedroom and family bathroom.

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

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 £5600 per annum

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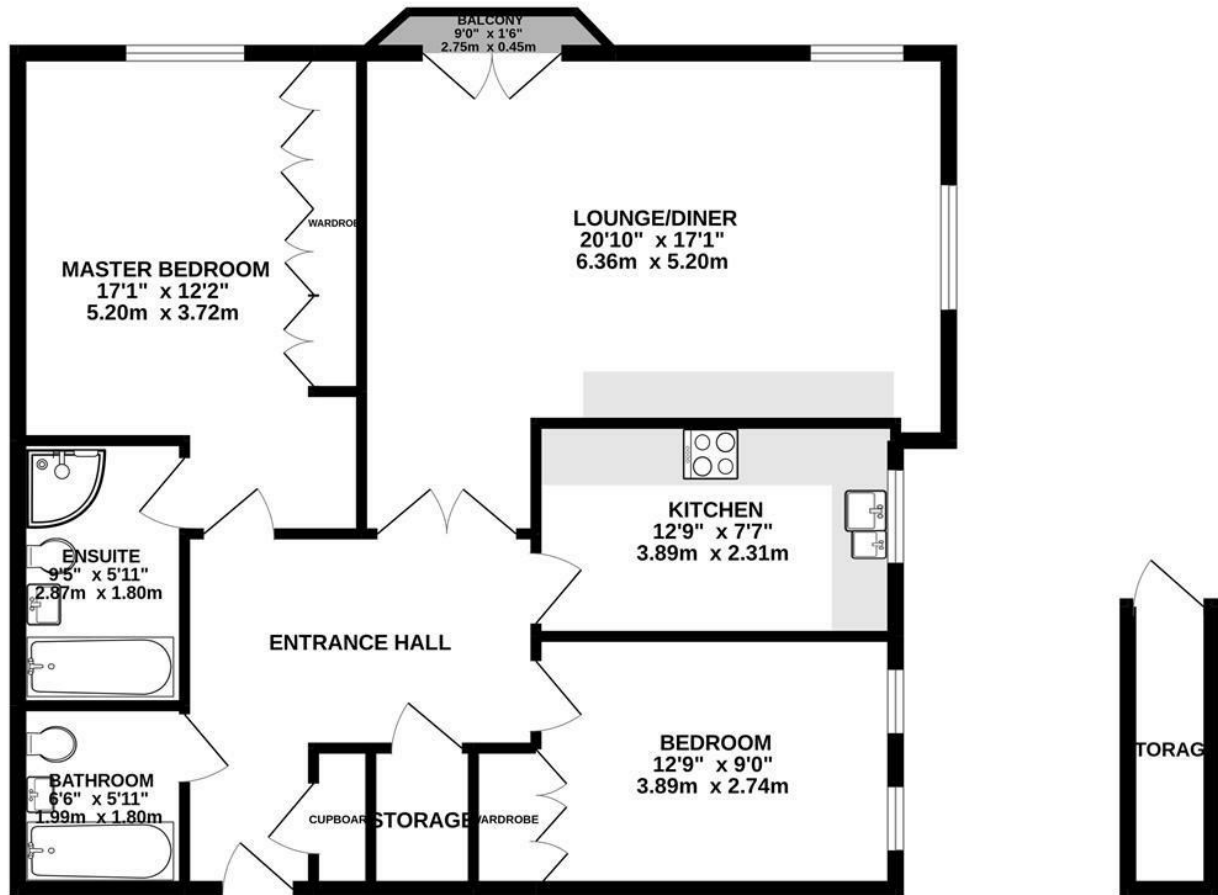
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





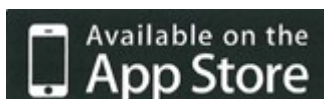
GROUND FLOOR

981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	