

Wall Hall Drive, Aldenham

£2,350 Per Month ()

VILLAGE ESTATES



Two-Bedroom Apartment to Rent – Wall Hall, Aldenham

Located within the prestigious Wall Hall development in Aldenham, this beautifully maintained two double-bedroom, two-bathroom apartment offers stylish and spacious living in an impressive countryside setting.

Situated on the first floor, the apartment benefits from a communal lift and comprises a spacious entrance hall, a bright and elegant lounge/dining room with patio doors opening onto a private balcony, and a fully fitted kitchen.

The property features a master bedroom with en-suite bathroom and built-in wardrobes, a second double bedroom, and a fully fitted family bathroom.

Further benefits include two designated secure underground parking spaces and a large private storage cupboard.

Built approximately 17 years ago by renowned developers Octagon Homes, Wall Hall is an award-winning development set within approximately 55 acres of beautifully maintained grounds. Residents benefit from a range of on-site facilities, including a tennis court, gym, children's play area and manicured communal gardens, as well as access to beautiful countryside walks.

Available to rent from 7th September.

Affordability: Combined annual salary requirement of £70,500.

020 3764 2222

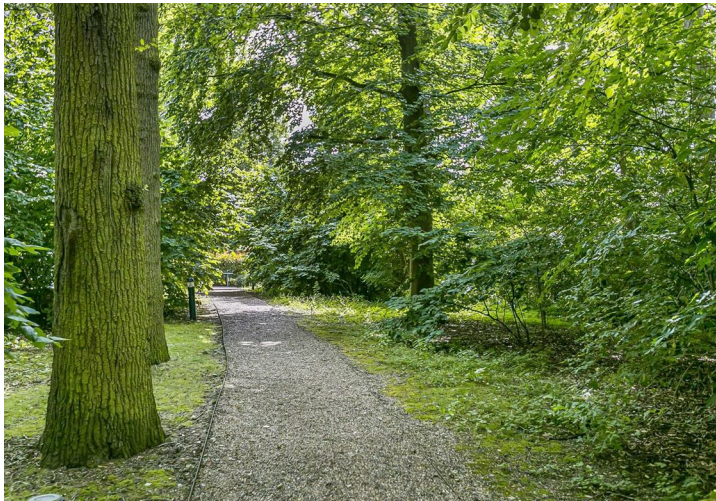
www.village-estates.co.uk



Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

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.

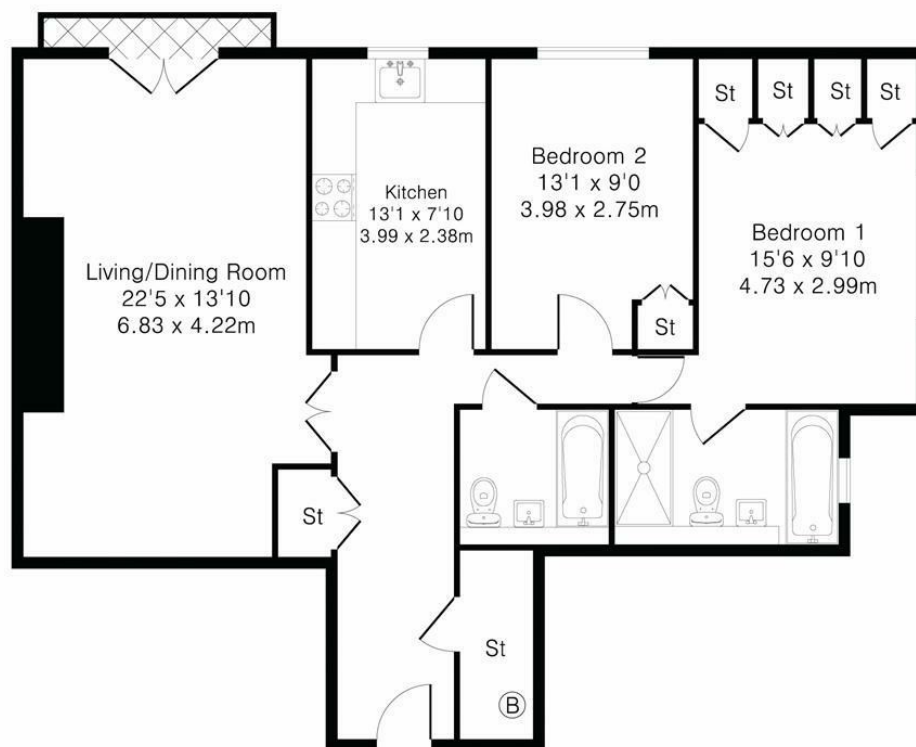








Approximate Gross Internal Area 941 sq ft – 87 sq m



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.



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	