



ST. JOHN'S CHURCH, GILLS HALL LANE,
RADLETT, WD7 8DF

Three-bedroom houses available through shared ownership, set in an exclusive development in the much sought after village of Radlett

ST. JOHN'S CHURCH, RADLETT

The stunning village of Radlett lies in the valley of Tykes Water, a stream that runs north from Aldenham Reservoir to the River Colne.

The perks of living in Radlett are many fold with an excellent range of shops, eating establishments and leisure facilities. You will also find acres of beautiful countryside on your doorstep, including Aldenham Country Park with 100 acres of countryside and lakeside walks.

There are a number of schools close by, including the St John's Church of England Junior and Infant school located just a stones throw away.

TRAVEL BY CAR



Centre of London – 18 miles
Borehamwood – 3 miles
Watford – 5.3 miles
St Albans – 5.3 miles
Hatfield – 10 miles

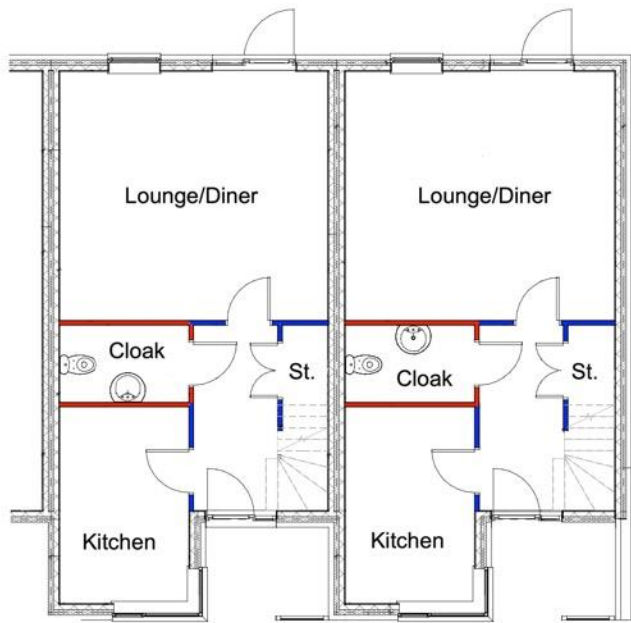
TRAVEL BY TRAIN - Thameslink Railway



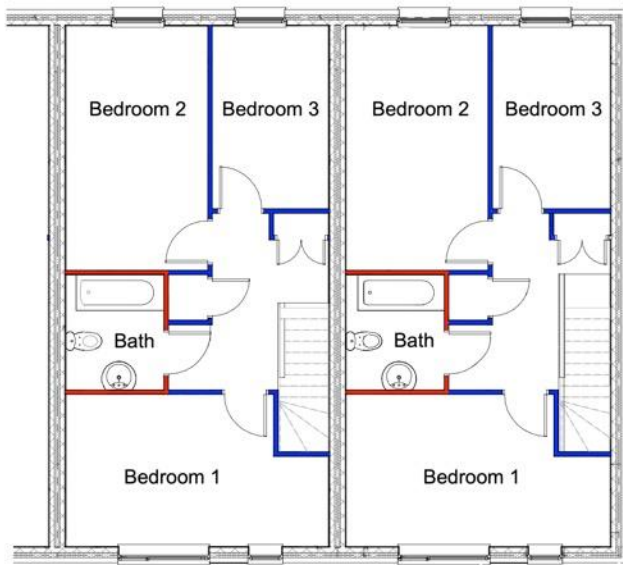
St Alban's City 6 minutes
Luton Airport Parkway 15 minutes
London, West Hampstead 24 minutes
London, King's Cross 30 minutes



FLOOR PLANS AND DIMENSIONS



Ground Floor



First Floor

Room	Dimensions
Kitchen	3.8m x 2.5m
Lounge/Diner	5.2m x 4.8m
Bedroom 1	5.2m (max) x 3.0m (max)
Bedroom 2	4.8m x 2.8m
Bedroom 3	3.6m x 2.3m

Total = 103 sqm

Plans are not to scale

A MODERN AND ASPIRATIONAL SPECIFICATION

- Gas Central Heating with combi boiler
- Contemporary kitchen with soft-closing doors and drawers
- Vinyl flooring to kitchen, cloakroom and bathroom
- Wood-effect flooring to hall, lounge/diner and bedrooms
- Carpet to stairs and landing
- LED downlights in kitchen, lounge/diner, cloakroom and bathroom
- Chrome heated towel rails to bathroom and cloakroom
- Over bath shower
- Mirror and light/shaver point to cloakroom and bathroom
- Fibre broadband (owner to choose and pay for supply)
- Off road parking for two vehicles
- Private turfed rear garden with patio area and shed

Kitchen – 3.8m x 2.5m



- Gas Combi Boiler
- Contemporary kitchen with soft-closing doors and drawers
- 1.5 bowl and chrome mixer tap
- Vinyl flooring
- Downlights
- Radiator

Lounge/Diner – 5.2m x 4.8m



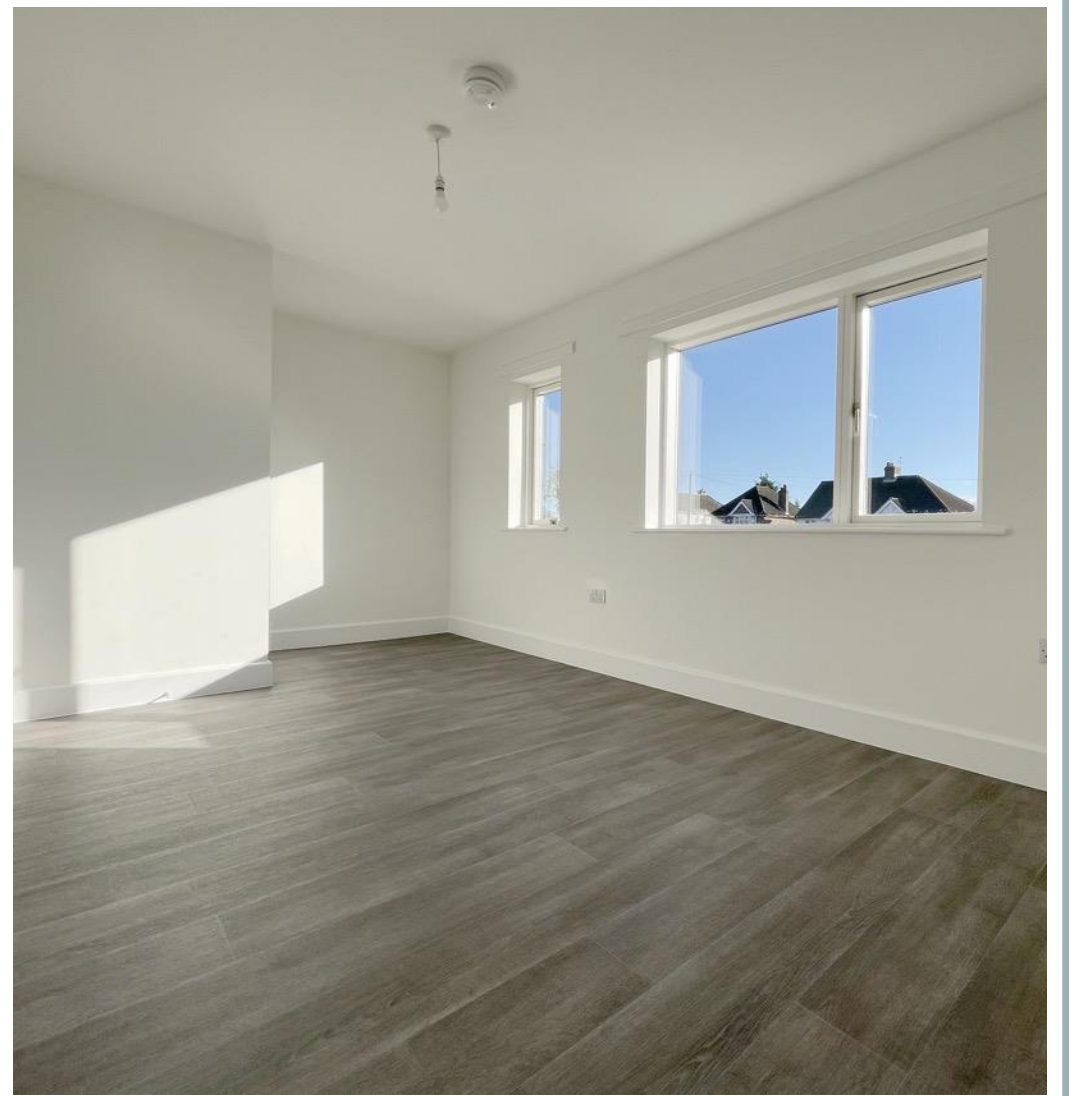
- Wood-effect flooring
- Downlights
- Door to rear garden
- Radiator



Bedroom 2- 4.8m x 2.8m



Bedroom 3- 3.6m x 2.3m



Bedroom 1- 5.2m (max) x 3.0m (max)

Wood-effect flooring to all bedrooms



Bathroom

- Vinyl flooring
- Over bath shower
- Chrome towel rail
- Mirror
- Light/shaver socket



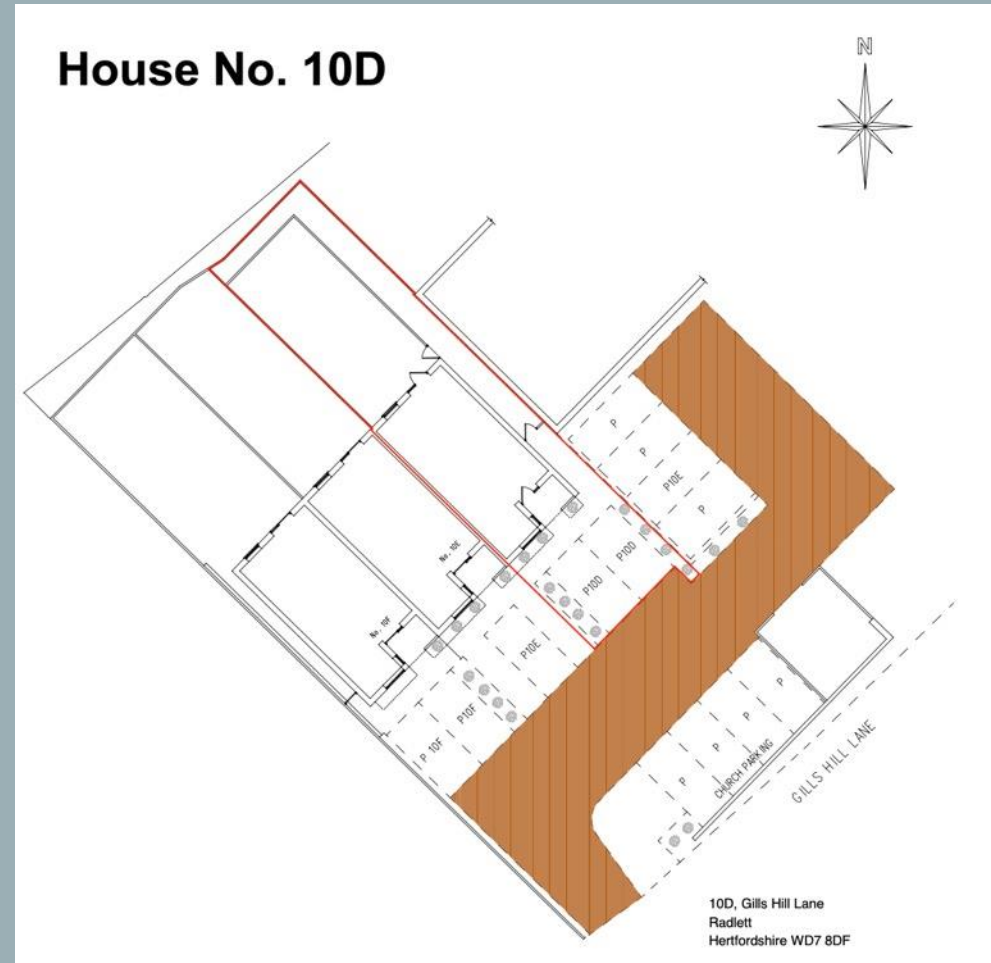
Cloakroom

- Vinyl flooring
- Chrome towel rail
- Mirror
- Light/shaver socket

10D Gills Hall Lane



- Parking for two vehicles to front elevation
- Covered bin store area

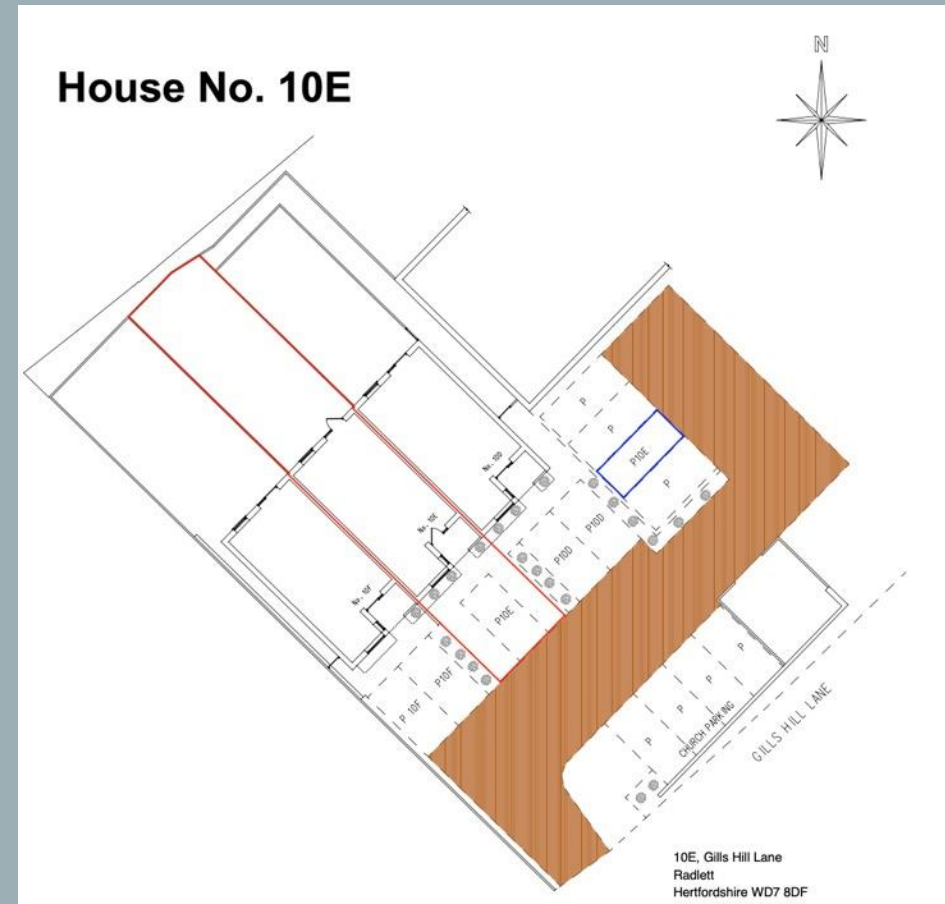


For plot location purposes only. Not to scale

10E Gills Hall Lane



- Parking for one vehicle to front elevation and allocated space within adjacent courtyard
- Covered bin store area



For plot location purposes only. Not to scale

VALUES,
RENTS
AND
OTHER
CHARGES

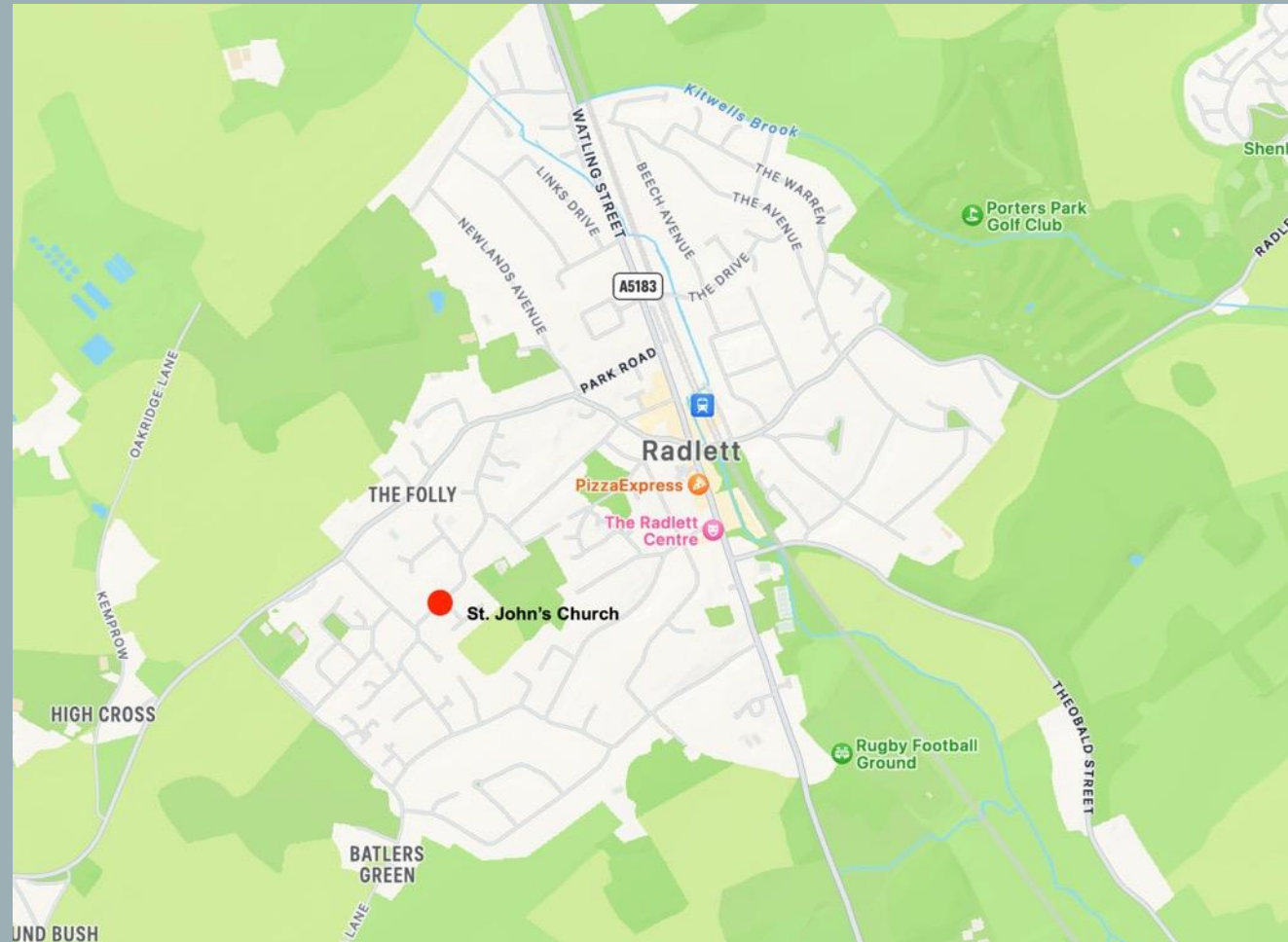
Plot	Address	Type	Full Market Value	Minimum share*	Min. Share Value	Rent per month for min share**	Insurance Charge Per Month***
3	10D Gills Hall Lane, Radlett, WD7 8DF	End Terrace House	£700,000	25%	£175,000	£1,203.13	£8.35
2	10E Gills Hall Lane, Radlett, WD7 8DF	Mid Terrace House	£685,000	25%	£171,250	£1,177.34	£8.35

- Higher shares are available up to 75%

** Rent per month is based upon purchasing a 25% share and calculated initially at 2.75% (of the value of the remaining 75% share) per annum

*** Subject to annual review

Please note that there will be a restriction in the shared ownership lease that will cap the maximum share you can ever own to 80%



LOCATION PLAN

St. John's Church, Gills Hall Lane, Radlett, WD7 8DF

WHAT IS SHARED OWNERSHIP?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending on what you can afford, you can buy a share and then pay rent on the remaining share. You can purchase further shares as and when you can afford to up to a maximum of 80%.

You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees.

You'll need to have a household income of no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at The Shared Ownership Shop. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

Maps are correct at time of going to print according to Google Maps. All travel times/distances are obtained from Google Maps and National Rail. These details may vary. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts/finishes, doors, windows and elevational treatments may vary. Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result, are not drawn to scale. The details in this brochure should not be relied upon and are for guidance purposes only and remain subject to change without prior notice. Consequently, these particulars cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up (i) repayments on a loan secured against it and/or (ii) rent payments. Details correct at time of going to print. February 2025.