

**NEW**



**AITCHISONS**

*selling homes since 1935*

Wall Hall Drive, Aldenham, WD25 8BX

Offers In Excess Of £600,000 Leasehold - Share of



\*\*\*\*\* CHAIN FREE \*\*\*\*\*

A STUNNING TWO BEDROOM GROUND FLOOR LUXURY APARTMENT IN THE PRESTIGIOUS WALL HALL DEVELOPMENT WITH A GYM, TENNIS COURTS & 55 ACRES OF PRIVATE GARDENS & A PRIVATE PATIO

The apartment comprises two DOUBLE bedrooms, two bathrooms (one en suite), a large reception room with doors to a PRIVATE SOUTH FACING PATIO and a high quality fitted kitchen/dining room. Facilities on the development include use of GYM, together with gated, secure UNDERGROUND PARKING FOR TWO CARS and ample visitors car parking. Chain Free.

The apartment is set in the award-winning Wall Hall Estate and is surrounded by 55 acres of historic parkland. The Estate with its beautifully manicured gardens boasts its own private tennis courts, gym and mature Italian garden along with a children's playground. You can immerse yourself in hours of endless nature trails and walks. EPC rating C / Council tax band G

The apartment, whilst being in the countryside is also located close to major road links (M1, A1(M) and M25) as well as the Thameslink mainline station in Radlett which takes you into Central London in 25 mins is no more than a five minute drive away. In addition, there is also a regular bus service (602) that serves the village taking you to Radlett and Watford. Aldenham Golf & Country Club is close by as are the amenities of the local towns including Radlett, Bushey and Watford.

■ Luxury Two bedroom Ground Floor Flat ■ Wall Hall Development ■ Two Double Bedrooms ■ Two Bathrooms ( 1 en suite) ■ 55 acres of gardens, private gym, tennis court and childrens playground ■ Two Secure Underground Parking For Two Cars ■ Share of Freehold/ Service Charge £5836 per annum ■ Council tax band G/ EPC C ■ \*\*\*\*\* CHAIN FREE

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**PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



**Ground Floor**

Area: 1003 ft<sup>2</sup> ... 93.2 m<sup>2</sup>

Total Area: 1003 ft<sup>2</sup> ... 93.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



**VIEWING**

Strictly by appointment with Aitchisons

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Website: [aitchisonsradlett.co.uk](http://aitchisonsradlett.co.uk)

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Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

EPC Rating

C

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