

NEW



AITCHISONS

selling homes since 1935

High Firs, Radlett, WD7 8BH

Offers In Excess Of £645,000 Leasehold - Share of



**** CHAIN FREE ****

We are pleased to offer this bright and spacious, SECOND floor two bedroom, two bathroom (one en suite) apartment. Situated in one of the sought after developments in Radlett. High Firs is located in a central position close to all of the local amenities that Radlett has to offer, including numerous boutique shops, deli's and restaurants together with its Thames Link station giving direct links into London Kings Cross in under 30 minutes. WALKING INTO RADLETT VILLAGE IN UNDER 10 MINUTES.

The flat benefits from two large double bedrooms, one with an en suite bathroom, together with a large lounge and separate dining room. In addition there is a SOUTHERLY FACING balcony overlooking the well maintained landscaped gardens. The property also has secure GROUND LEVEL GATED CAR PARK SPACE along with a separate storage locker. Within the grounds are ample additional guest & resident parking bays. Energy Rating C/ Gas central heating / fibre optic cable/ mains drainage

Leasehold plus share of FREEHOLD

Service Charge approx £4500 per annum for 2022/3

Ground Rent - Nil

Council tax Band F / £2999 for 2023

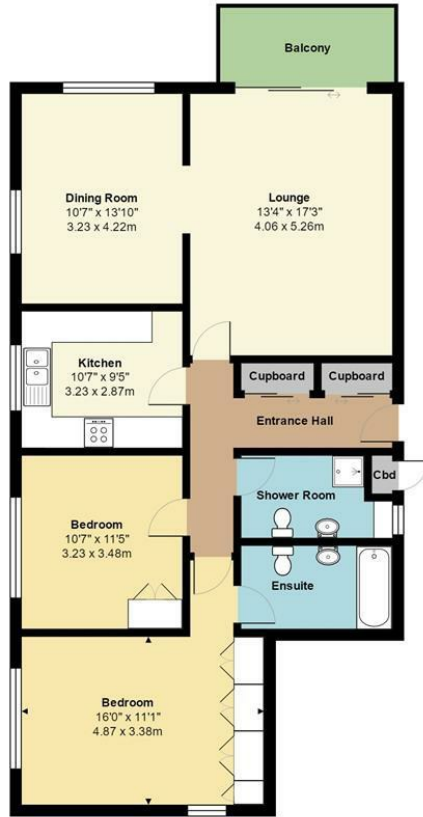
- SECOND Floor Two bedroom, two bathroom apartment with SOUTH FACING balcony
- Secure gated parking space
- Well maintained communal gardens
- Lift / gas central heating/ fibre optic cable/ mains drainage
- Leasehold plus share of freehold
- Service Charge Approx 4500 pa
- Council Tax Band F
- Sole Agents





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



First Floor
Area: 1051 ft² ... 97.6 m²

Total Area: 1051 ft² ... 97.6 m² (excluding balcony)
All measurements are approximate and for display purposes only



VIEWING

Strictly by appointment with Aitchisons

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Ref:

IMPORTANT NOTICE

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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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