

**Craigmount, Radlett**  
**£350,000 (Leasehold)**



This spacious three-bedroom, first floor apartment is located in a quiet and sought after residential road in the heart of Radlett.

Well placed within the block on the first floor, the apartment provides bright and spacious accommodation throughout and comprises; a welcoming entrance hall, lifestyle living/dining room, a large dual aspect kitchen/breakfast room, three good sized double bedrooms with fitted wardrobes and a family bathroom.

Externally this apartment has a car port for a car, and communal gardens.

The property is well situated, just a short walk away of Radlett Mainline Railway Station, providing direct links to Kings Cross/St Pancras within 25 minutes and Radlett Village, offering a plethora of shops and restaurants.

Service charges are £3500 per annum. Lease is 170 years unexpired

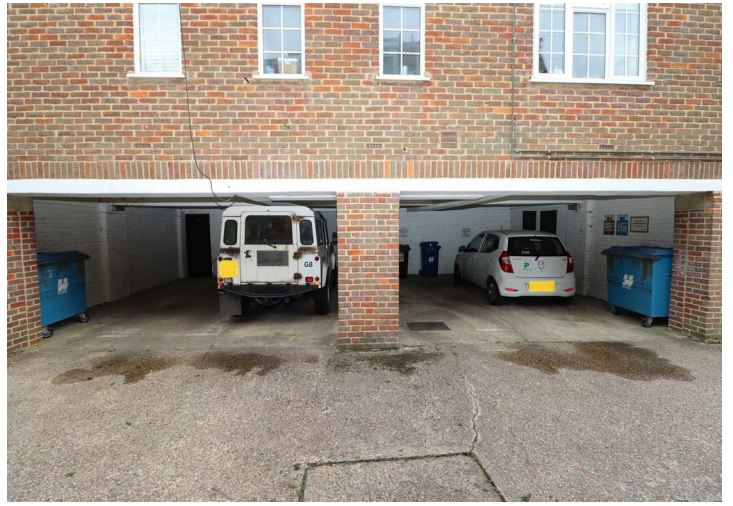
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



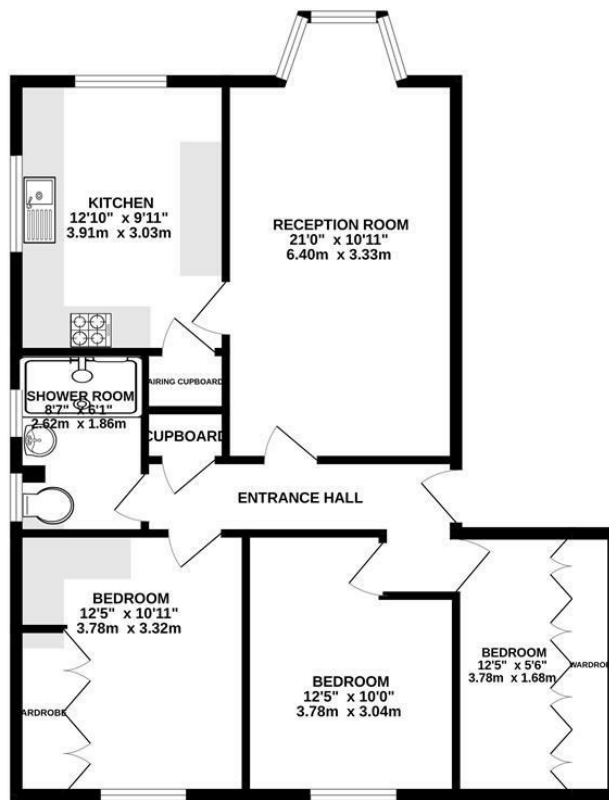
Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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  
812 sq.ft. (75.5 sq.m.) approx.



CRAIGMOUNT, RADLETT, WD7

TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 66                      | 77        |
|   |  | EU Directive 2002/91/EC |           |