

**Darnhills, Radlett**

**£865,000 (Leasehold - Share of Freehold)**



A unique opportunity to purchase a 3 bedroom apartment located in this popular block within easy reach of Radlett's centre. The apartment is offered for sale in good decorative order throughout and has the benefit of a private south facing balcony which overlooks the communal garden and also benefits from a private garage and private parking.

The accommodation consists of entrance hallway leading to a large lounge with sliding doors to your private balcony and an open plan fully fitted kitchen/ dining room. There are three bedrooms which consists of a large principle bedroom with its own en-suite bathroom, a second good sized double bedroom and a third bedroom, currently being used as a study.

Service charges are approx. £3,950 per annum including water

**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.







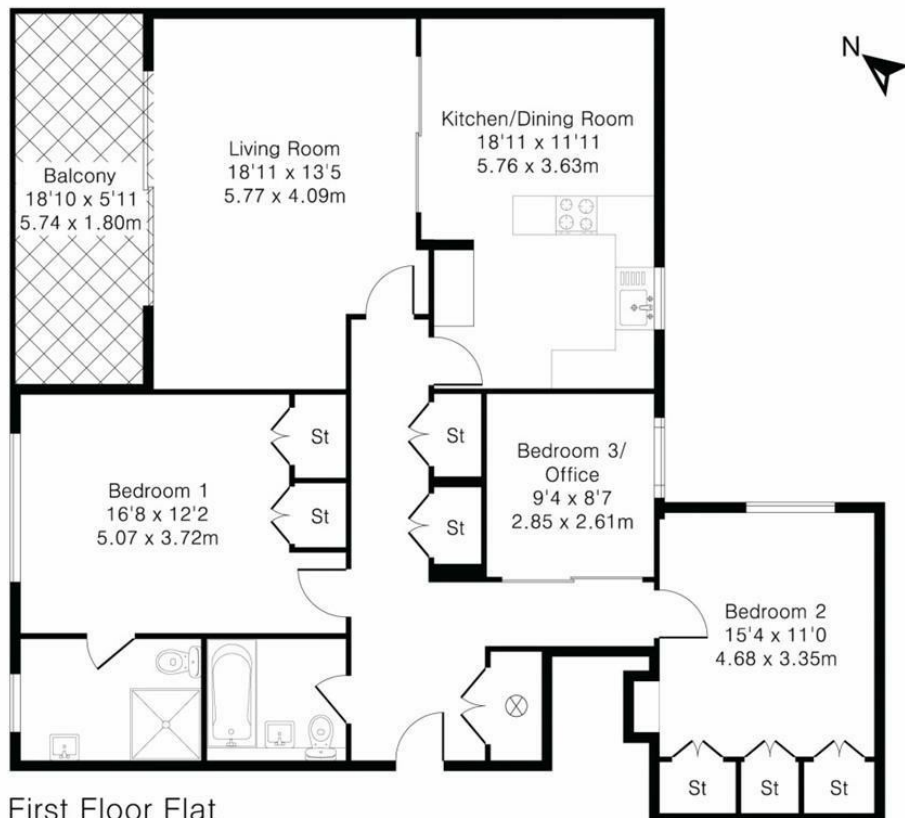








Approximate Gross Internal Area 1237 sq ft – 115 sq m



First Floor Flat



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 practice. 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		77	81
(92 plus) A			
(81-91) B			
(69-80) C			
(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	