

**Watford Road, Radlett**

**£769,950 (Leasehold - Share of Freehold)**



A unique opportunity to purchase a large 2 bedroom raised ground floor apartment which is located in this popular sought after block within easy reach of Radlett Village. The apartment benefit of a private south facing balcony which overlooks the communal garden and benefits from a garage and carport below.

The accommodation consists of entrance hallway leading to a large lounge, dining room with doors leading to the private south facing balcony, a spacious kitchen/breakfast room, a principal bedroom with a large en-suite bathroom and plenty of wardrobes. Further benefits include a second double bedroom a family bathroom and lots of storage in the hallway.

Service charges are approx. £4000 per annum including water.

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

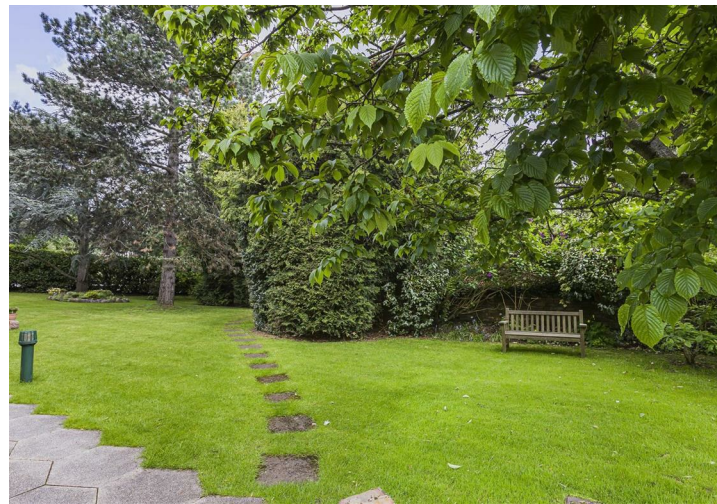


Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

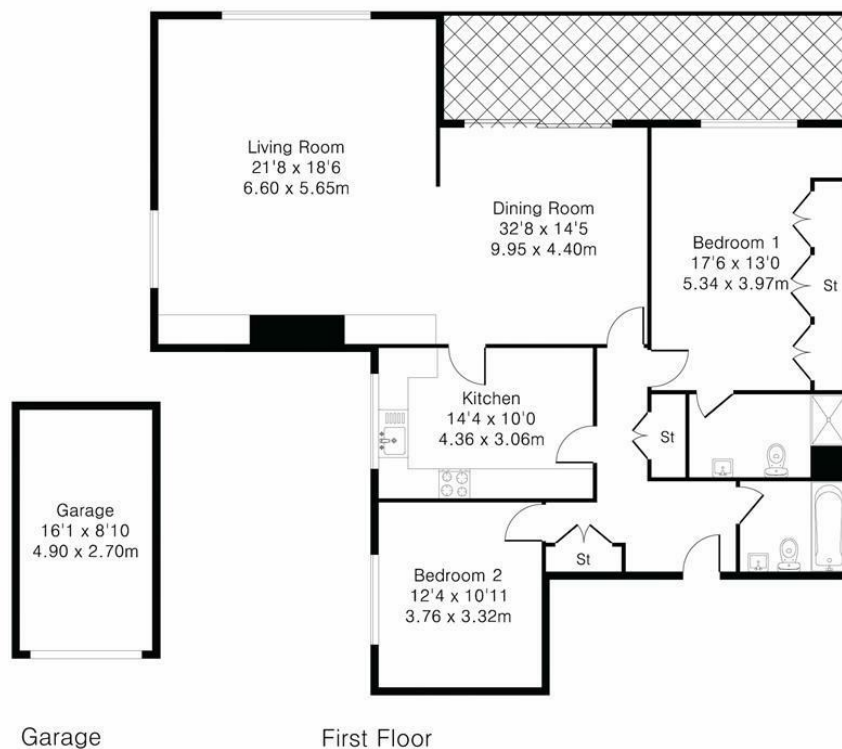
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.



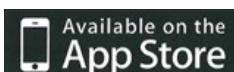




Approximate Gross Internal Area 1497 sq ft – 139 sq m  
 First Floor Area 1355 sq ft – 126 sq m  
 Garage Area 142 sq ft – 13 sq m



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 practise. 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 |   |         |           |
| (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                             |   | 68      | 76        |
| EU Directive 2002/91/EC                     |   |         |           |