

Gills Hill, Radlett

£750,000 (Leasehold)

VILLAGE
E S T A T E S



Set in a prestigious gated development is this beautiful two-bedroom, two bathroom ground floor apartment.

Spanning nearly 1,169 square feet, this high-quality ground floor apartment features a well-appointed kitchen, an 18-foot dual-aspect living room that opens onto a patio and communal garden, a principal bedroom complete with an en-suite shower room and plenty of fitted wardrobes, a second double bedroom equipped with fitted wardrobes, and a spacious family bathroom.

Further benefits with this apartment include; a garage with an electric door, an allocated parking space and ample storage with the two hallway cupboards.

The development is surrounded by beautifully landscaped gardens and benefits from secure electric gates.

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Village Estates
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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.





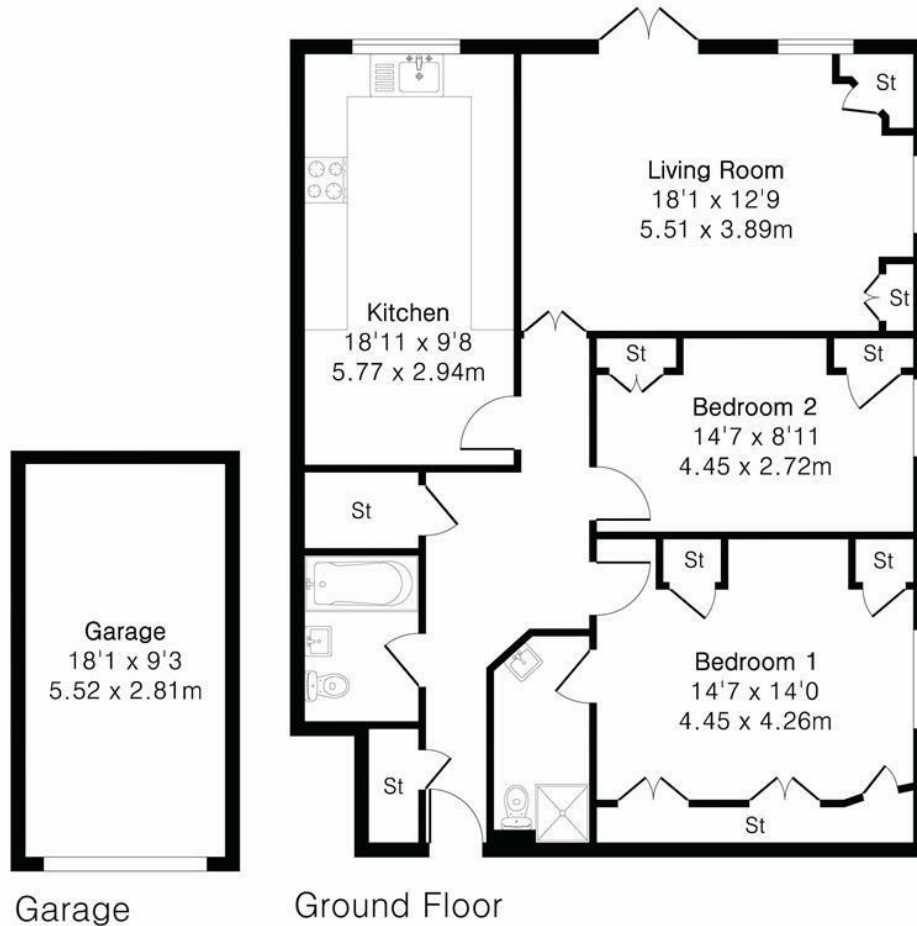




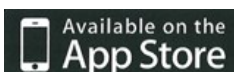
Approximate Gross Internal Area 1169 sq ft - 109 sq m

Ground Floor Area 1002 sq ft – 93 sq m

Garage Area 167 sq ft – 16 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	71	79
(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	