



Heron Place, Colnebank Drive, Watford, WD18 0LQ

welcome to

Heron Place Colnebank Drive, Watford

A beautifully presented two-bedroom first-floor apartment within an exclusive over-55's development, featuring a private balcony, wet room, access to the stunning roof garden and excellent transport links including Watford High Street station just 1 mile away.





Entrance Hall

12' 5" x 9' 2" (3.78m x 2.79m)

Lounge

18' 8" x 12' 8" (5.69m x 3.86m)

Kitchen

10' x 6' 11" (3.05m x 2.11m)

Bedroom 1

18' 1" x 9' 3" (5.51m x 2.82m)

Bedroom 2

12' 9" x 9' 2" (3.89m x 2.79m)

Bathroom

9' 3" x 7' (2.82m x 2.13m)

Total Floor Area (from the EPC)

75 Square Metres

Agents Note

We are advised that there is a Monthly Management Fee associated with the purchase of the property, details are yet to be confirmed. Please make enquiry with the branch at point of interest.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Heron Place Colnebank Drive, Watford

- Luxury 2 Bedroom First Floor Apartment
- Exclusive Retirement Village
- Balcony Overlooking the Landscaped Communal Gardens
- Access to Roof Garden
- Stylish Wet Room

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jul 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers over

£435,000



Please note the marker reflects the postcode not the actual property

view this property online brownandmerry.co.uk/Property/WAF104750



Property Ref:
WAF104750 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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