



**15 Ash Grove, Radlett  
WD7 9FE  
Offers Over £350,000**

Shenley Estates are delighted to offer for sale, this second floor, two double bedroom apartment located within the ever popular "Harperbury Park" Development. These apartments are sought after as they offer generous living space in a lovely setting.

Built by "Bloor Homes" in 2020, this spacious flat benefits from an open plan living/dining/kitchen area, two sizeable double bedrooms and a bathroom. The property also benefits from being well maintained, has ample storage and access to a communal garden to the rear as well as an allocated parking bay and bike shed.

This bright, airy apartment would suit first time buyers and downsizers alike. Immediate viewing is highly recommended.

Additional monthly costs  
Service charge £ 61.32  
Estate charge £ 33.93 \*to managing agents  
Buildings insurance £ 10.67



## Entrance Hall

## Lounge Diner

19'4 x 10'3 (5.89m x 3.12m)

## Kitchen

8'2 x 7'5 (2.49m x 2.26m)

## Bedroom One

10'8 x 11'3 (3.25m x 3.43m)

## Bedroom Two

10'1 x 9'1 (3.07m x 2.77m)

## Bathroom

## Communal Garden

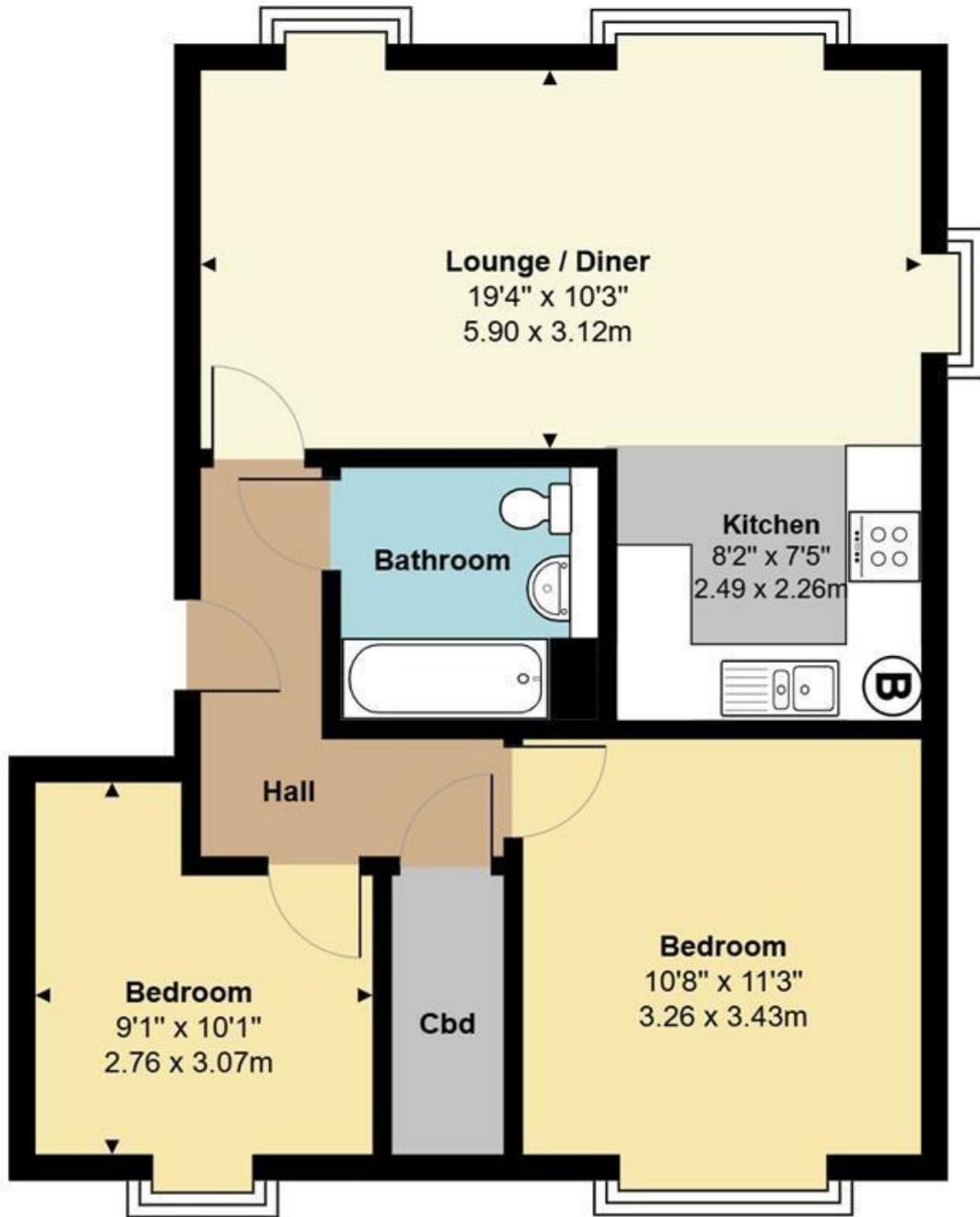
## Parking

One allocated bay in the communal car park

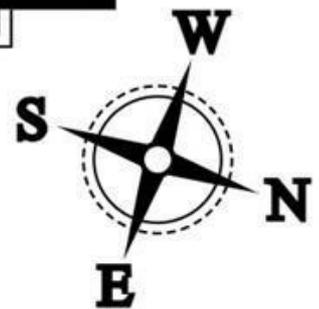
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		83	83
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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**Second Floor**  
Area: 633 ft<sup>2</sup> ... 58.8 m<sup>2</sup>



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