SUSMANS
ESTATES

Shenley Hill, Radlett, WD7 7FA

Asking Price £825,000 Leasehold

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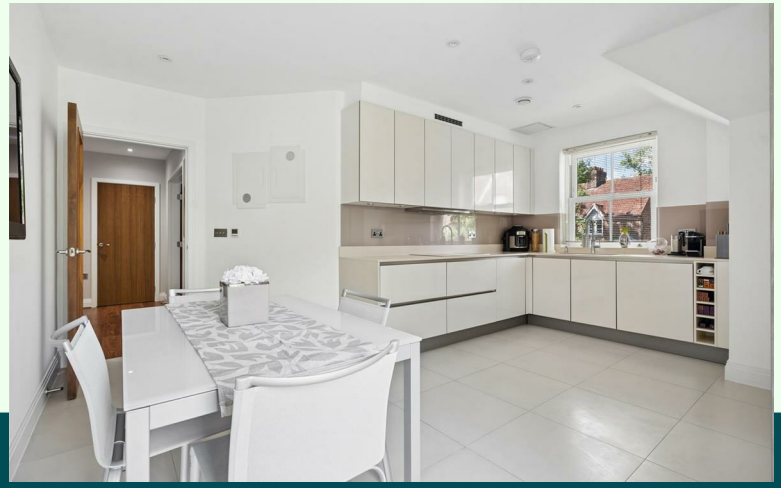
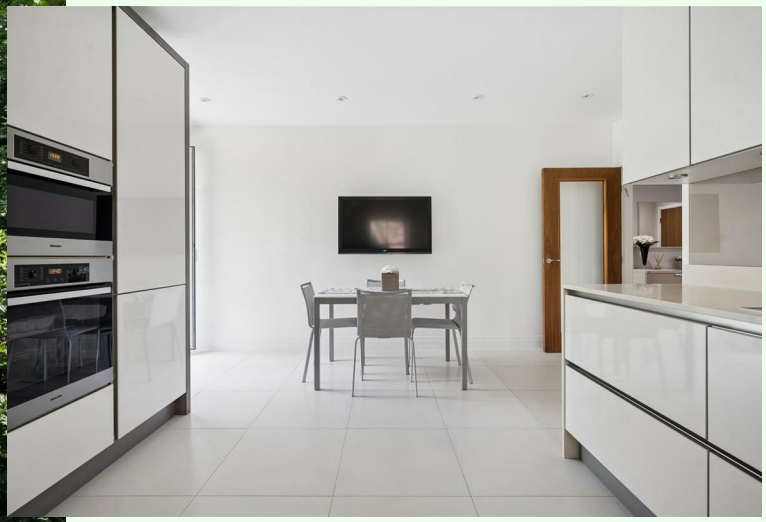
A beautifully presented, first floor, two double bedroom two bathroom (one en suite) apartment set in this ideally positioned modern building in the centre of Radlett, Herons Court. Consisting of a modern separate kitchen large enough to eat in, together with ample built in storage throughout, two luxurious and large bathrooms and a delightful reception room.

Positioned to the side of the building it has no apartments above it and overlooks the communal gardens to the rear. Further benefits include a lift, one underground parking spaces together with a locker within the gated underground car park & access to the communal gardens. Two guest parking spaces complete the exterior.

Walking into the village is simple, being less than five minutes away, allowing for a pleasant stroll to the high street with its deli's, restaurants and local supermarkets together with several coffee shops. The Radlett Centre houses a restaurant and library with its own auditorium with year round shows.

- First floor modern two double bedroom, two bathroom (one en suite) apartment
- Large eat in Kitchen , seperate reception room
- One underground parking spaces within a gated car park, plus storage locker
- Immaculately presented
- Lift
- EPC TBA/ Mains gas central heating/ Council tax band F/ Long lease 112 years remaining/ Service charge £5000 pa approx/ Ground Rent £350 pa





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area = 108.6 sq m / 1,169 sq ft
Store = 6.6 sq m / 71 sq ft
Total = 115.2 sq m / 1,240 sq ft

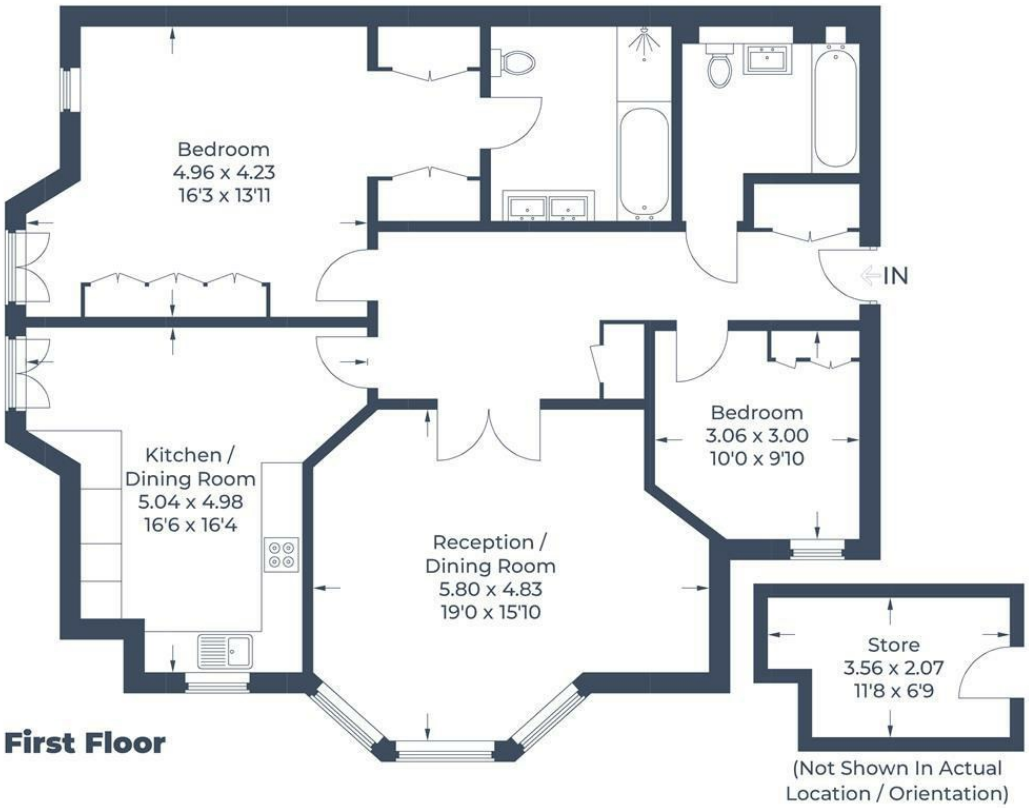


Illustration for identification purposes only,
measurements are approximate, not to scale.
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VIEWING

Strictly by appointment with Susmans Estates

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EPC Rating