



**3 Heath Way, Radlett
WD7 9FG
Asking Price £360,000**

Offered for sale with a complete upper chain is this truly lovely apartment located in the popular Harperbury Park development. The apartment is extremely well maintained and is immaculately presented.

Accommodation comprises generous entrance hall, spacious and bright open plan kitchen, living and dining room, family bathroom and two bedrooms.

The property also benefits from allocated parking and is one of the only apartments on the development with it's own front door.

There is 120 years remaining on the lease and an annual charge of £1628.76 which includes the service & estate charges, buildings insurance, management fee & reserve fund payment.

EPC Rating Band B.



Entrance Hall

Open Plan Kitchen/Living/Dining Room

17'9 x 13'9 (5.41m x 4.19m)

Bedroom One

13'3 x 10'9 (4.04m x 3.28m)

Bedroom Two

11'7 x 7'8 (3.53m x 2.34m)

Bathroom

Parking

Allocated parking bay in front of the property

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





Ground Floor

Area: 650 ft² ... 60.4 m²

Total Area: 650 ft² ... 60.4 m²

All measurements are approximate and for display purposes only



20 Andrew Close, Shenley | Herts WD7 9LP
 Tel: 01923 856464 | Email: info@shenleyestates.com

