

32 Heron Place



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Heron Place, Colnebank Drive, Watford, Hertfordshire WD18 0LQ

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Two Bedroom, Second Floor Apartment

A well-proportioned, spacious second floor apartment with bright south-facing garden aspect. The modern German Beckermann kitchen has Neff integrated appliances, double oven, Neff Ceramic hob, Zanussi 50/50 Fridge / freezer. The living room leads onto a good-sized balcony overlooking the gardens.

Property specifications

- Living room has floor to ceiling windows flooding the room with light
- Fully integrated appliances in the kitchen
- Modern Walk in Shower with level access
- Utility room
- Good size separate storage cupboard
- Beautiful views of the communal gardens

Guide Price £450,000 (other fees apply)

Monthly Management Fee Option A: £691.33

Monthly Management Fee Option B: £345.67

Annual parking: £226.80

Council Tax Band: D

Tenure: Leasehold

A deferred management charge applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater.

Option A: 5% per year or part-year for years 1-6, up to a maximum of 30%.

Option B: 6.25% per year or part-year for years 1-6. From year 7, 1.25% per annum.

Options A-B correspond to Options A-B for the Monthly Management Fee.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.56 x 3.85	18'3" x 12'8"
Kitchen	3.06 x 2.13	10'0" x 7'0"
Main Bedroom	5.54 x 2.87	18'2" x 9'5"
Bedroom two	3.90 x 2.80	12'10" x 9'2"
Total Sq.Ft: 814		



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot and all details should be checked at the Sales office. February 2023.



