

**Watford Road, Radlett**

**£925,000 (Leasehold)**

**VILLAGE**  
E S T A T E S



A 2 bedroom first floor apartment located in this popular development built 6 years ago

Located within a short distance from Radlett's Village with its excellent shopping and transport facilities this superb development concentrates on cutting edge design, attention to detail and spacious & well planned apartments, creating easy living accommodation.

This apartment has been designed to the highest specification and includes under floor heating throughout, fully fitted contemporary German kitchens with Miele and Siemens integrated appliances, bespoke bathrooms and fitted wardrobes.

The building itself features interior designed communal areas, lift to all floors, landscaped communal grounds and private underground parking for 2 cars.

The lease is 120 years and the service charges are in the region of £3750 per annum.

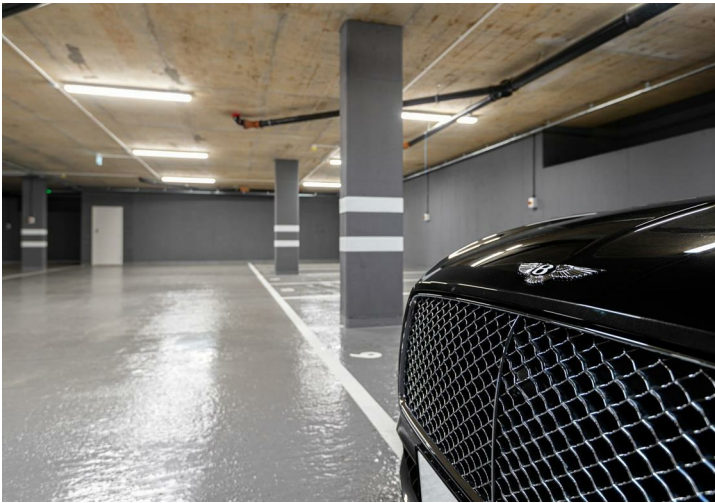
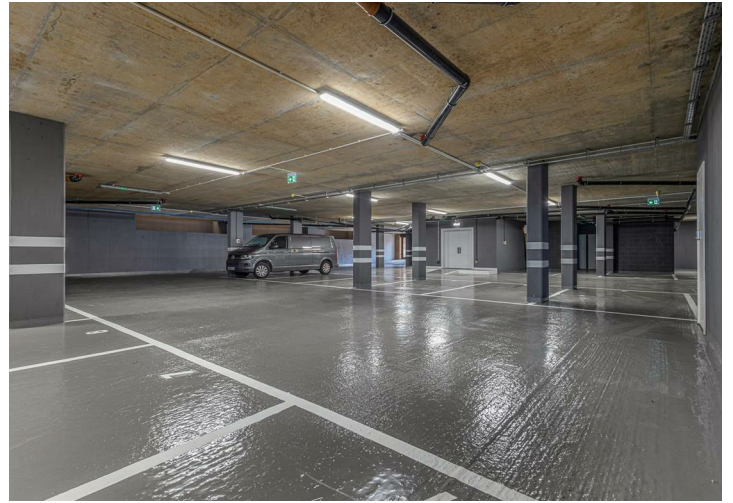
**01923 852434**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





FLOOR PLANS



## Apartment Eight

### First Floor

Master Bedroom	5.0 x 10.0	16' 5" x 32' 10"
Ensuite	2.1 x 3.3	6' 11" x 10' 10"
Bedroom Two	5.0 x 3.1	16' 5" x 10' 2"
Ensuite	2.8 x 1.6	9' 2" x 5' 3"
Kitchen	3.9 x 4.3	12' 10" x 14' 1"
Cloakroom	2.0 x 1.6	6' 7" x 5' 3"
Utility	1.3 x 3.0	4' 3" x 9' 10"
Dining/ Living	6.8 x 4.5	22' 4" x 14' 9"



133m<sup>2</sup> / 1,431sqft



Available on the  
**App Store**



ANDROID APP ON  
**Google play**

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	