

# 48 Heron Place



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

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## Second Floor, two bed apartment

Beautifully positioned 2-bedroom apartment located on the second floor of Heron Place. This apartment has been fitted out with the following upgrades: Neff Ceramic Pyrolytic & Hydrolytic Oven, Neff Ceramic Hob, two Chrome 2 Tier Pull Down Baskets, Neff 50:50 Fridge Freezer, Neff Combi Microwave, Kidney shaped pull out corner unit and Corian worktops. The master bedroom has fitted wardrobes, and the apartment comes with large storage cupboard and 23'8ft balcony overlooking parkland and the River Colne.

### Property specifications

- Dual aspect Living room overlooking parkland and the communal gardens
- Large Storage and fitted wardrobes
- High spec Kitchen including upgraded Neff appliances and a Corian Worktop
- Large style Balcony ideal for entertaining friends and family overlooking park land and the River Colne

### Guide Price £470,000 (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.

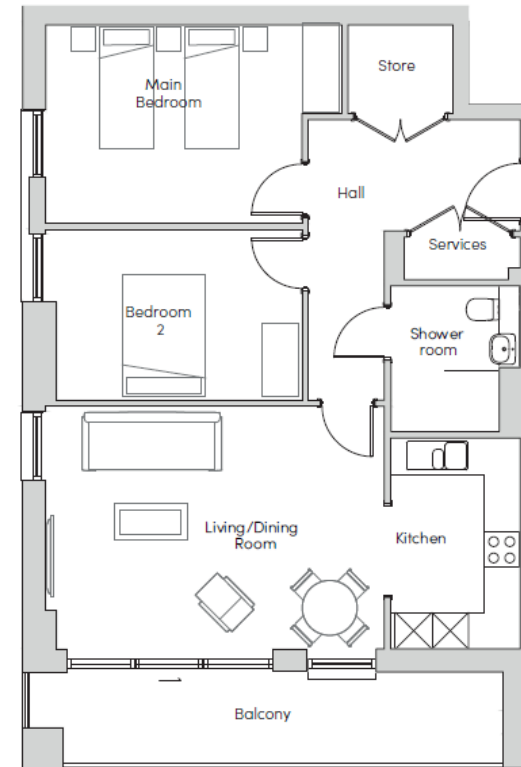
Viewing by appointment with the sales office.  
01923 882613



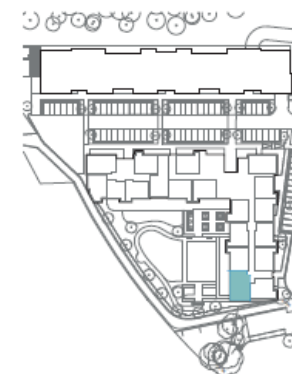
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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.53 X 3.98	18'2" X 13'1"
Kitchen	3.46 X 2.13	11'4" X 7'0"
Main bedroom	4.19 X 3.85	13'9" x 10'8"
Bedroom two	4.04 X 2.80	13'3" x 9'2"
<b>Total Sq.Ft: 839</b>		

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   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.

