

**Darnhills, Radlett**

**£850,000 (Leasehold - Share of Freehold)**



A unique opportunity to purchase a 3 bedroom apartment located in this popular block within easy reach of Radlett's centre. The apartment is offered for sale in good decorative order throughout and has the benefit of a private southwest facing balcony which overlooks the communal garden and also benefits from a garage en block.

The accommodation consists of entrance hallway leading to a large lounge, dining room, bedroom 3/study, spacious kitchen/breakfast room, bedroom with family bathroom and master bedroom with en suite shower room.

The spacious south west facing balcony is accessed via the lounge.

Service charges are approx. £3,500 per annum

**01923 852434**

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

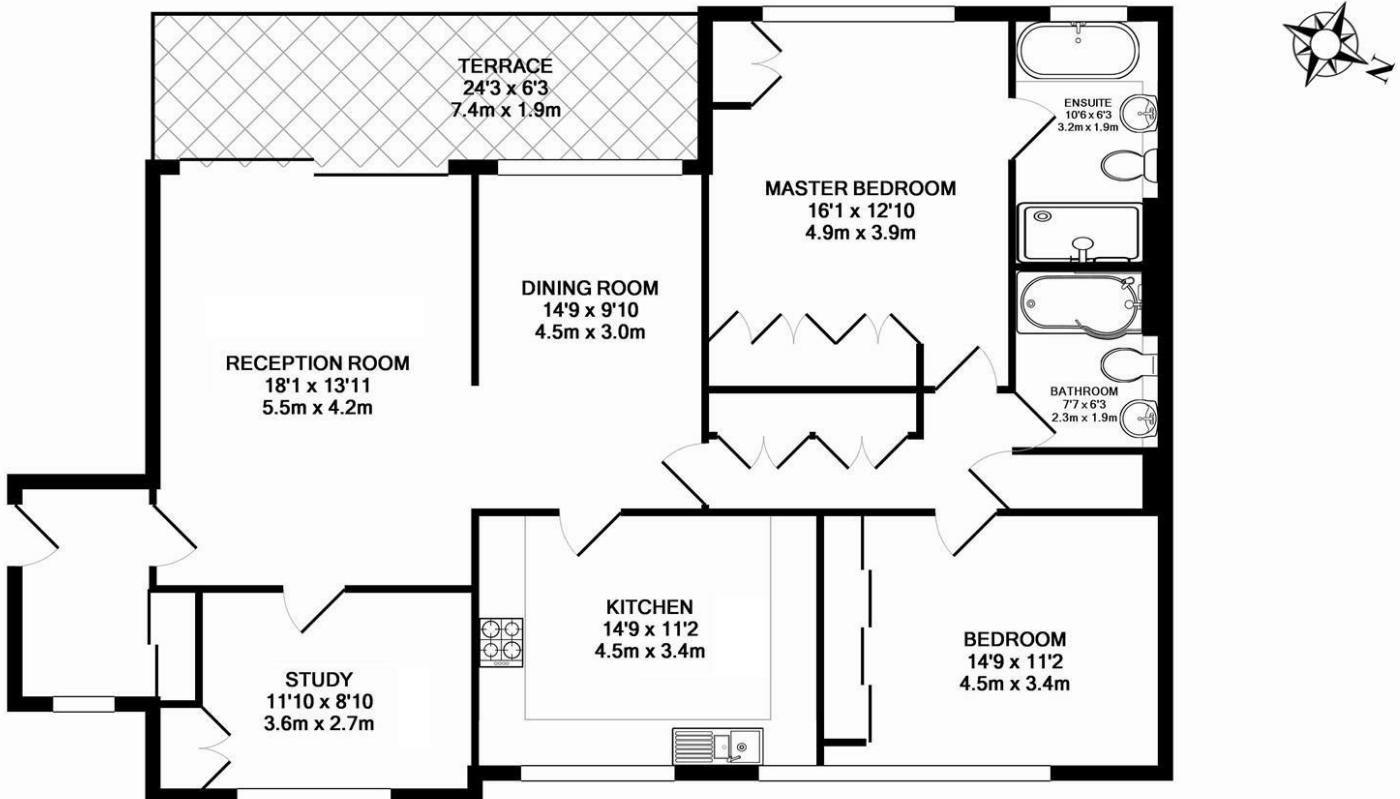


Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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.







TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	80
EU Directive 2002/91/EC			