

# The Moorings, Radlett

£395,000 (Leasehold)

**VILLAGE**  
ESTATES



A beautifully presented two-bedroom 2nd floor apartment situated within this highly sought-after private gated development. Built by Nicholas King Homes to a high standard, the accommodation comprises an entrance hall with built-in storage, a spacious lounge/dining room overlooking the communal gardens, and a fully fitted kitchen with integrated AEG appliances.

The principal bedroom benefits from fitted wardrobes, while the generous bathroom features both a bath and separate shower. A second bedroom, also with fitted wardrobes, completes the accommodation.

Further benefits include two allocated parking spaces and a private loft space.

The apartment is conveniently located within close proximity to Radlett Village, the Thameslink station, and an excellent selection of shops, bars, restaurants, and cafés.

The lease is 918 years unexpired and the service charges are £2,459 per annum.

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

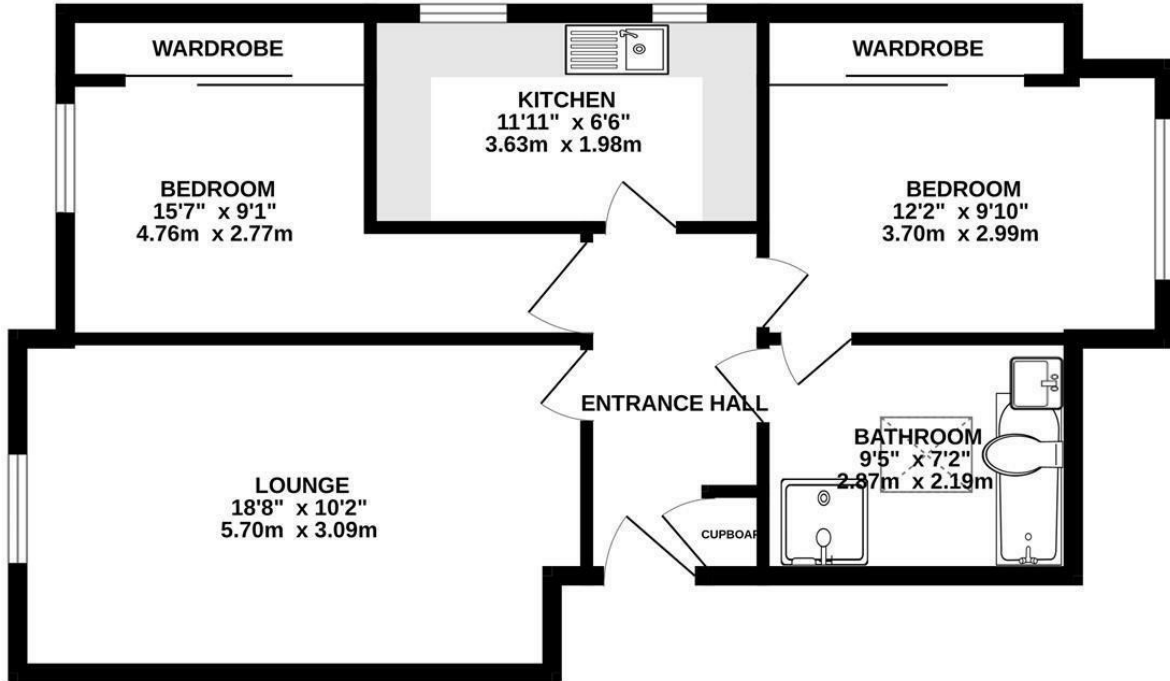


Village Estates  
70d Watling Street, Radlett  
Herts WD7 7NP

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 FLOOR AREA : 612sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</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	