

60 Heron Place



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

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Two Bedroom, Third Floor Apartment

Move straight into this well-proportioned, spacious third floor apartment with bright south-facing garden aspect. The modern German Beckermann kitchen comes with integrated appliances including fridge freezer, dishwasher, electric oven and electric hob. To the hallway there is shelved storage as well as a utility cupboard housing a washing machine and tumble dryer. The living room leads onto a good-sized balcony overlooking the gardens. Both bedrooms offer fitted wardrobes.

Property specifications

- Living room has floor to ceiling windows flooding the room with light, leading to balcony overlooking the gardens and fitted media unit
- Fully integrated appliances in the kitchen
- Modern walk-in shower with level access
- Two double bedrooms with fitted wardrobes
- Separate storage cupboard comes with fitted shelving
- 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.

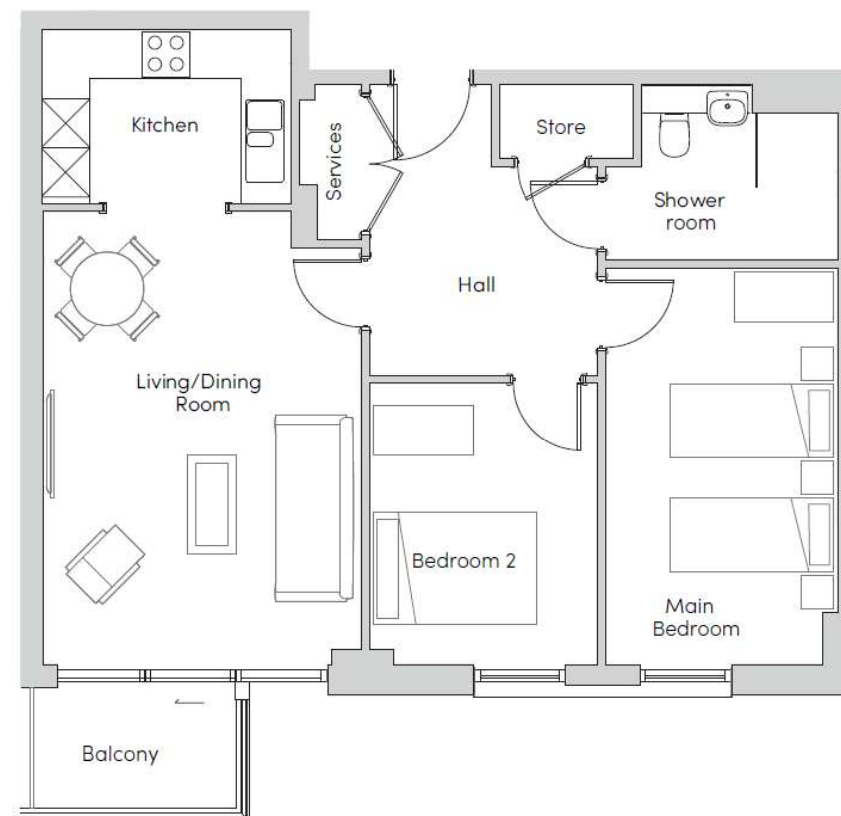
Options A-B correspond to Options A-B for the Monthly Management Fee.

Viewing by appointment with the sales office. 01923 936715



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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.55 x 3.90	18'3" x 12'10"
Kitchen	3.06 x 2.13	10'0" x 7'0"
Main Bedroom	4.86 x 2.85	16'0" x 9'4"
Bedroom two	3.45 x 2.80	11'4" x 9'2"
Total Sq.Ft: 768		



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.



