

SUSMANS
ESTATES

Shenley Hill, Radlett, WD7 7FA

Asking Price £825,000 Leasehold

Shenley Hill, Radlett, WD7 7FA



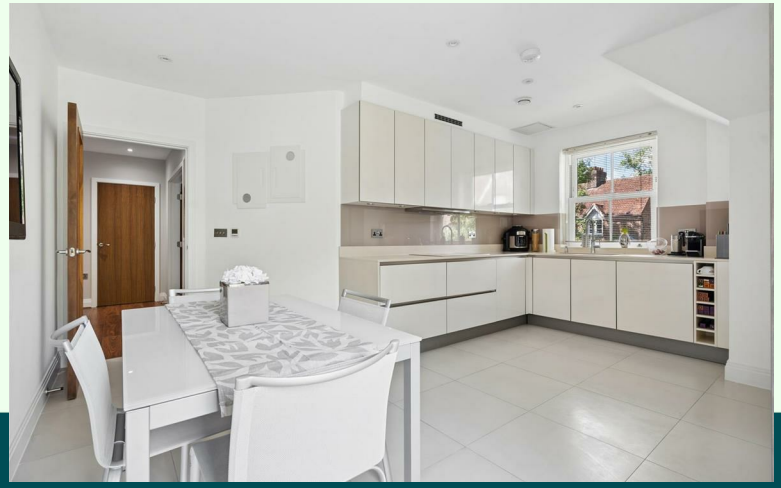


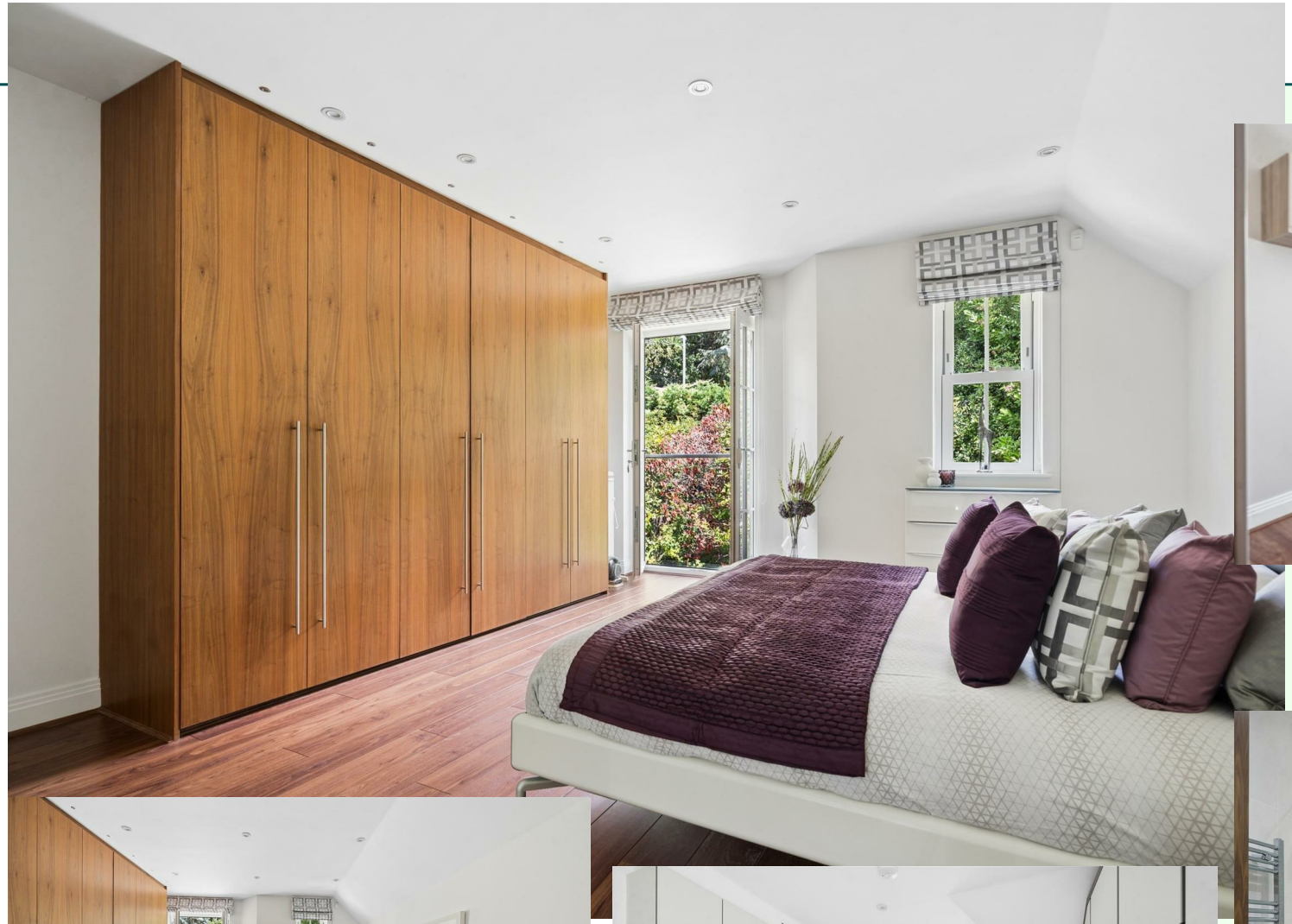
A beautifully presented, first floor, two double bedroom two bathroom (one en suite) apartment set in this ideally positioned modern building in the centre of Radlett, Herons Court. Consisting of a modern separate kitchen large enough to eat in, together with ample built in storage throughout, two luxurious and large bathrooms and a delightful reception room.

Positioned to the side of the building it has no apartments above it and overlooks the communal gardens to the rear. Further benefits include a lift, one underground parking spaces together with a locker within the gated underground car park & access to the communal gardens. Two guest parking spaces complete the exterior.

Walking into the village is simple, being less than five minutes away, allowing for a pleasant stroll to the high street with its deli's, restaurants and local supermarkets together with several coffee shops. The Radlett Centre houses a restaurant and library with its own auditorium with year round shows.

- First floor modern two double bedroom, two bathroom (one en suite) apartment
- Large eat in Kitchen , seperate reception room
- One underground parking spaces within a gated car park, plus storage locker
- Immaculately presented
- Lift
- EPC TBA/ Mains gas central heating/ Council tax band F/ Long lease 112 years remaining/ Service charge £5000 pa approx/ Ground Rent £350 pa

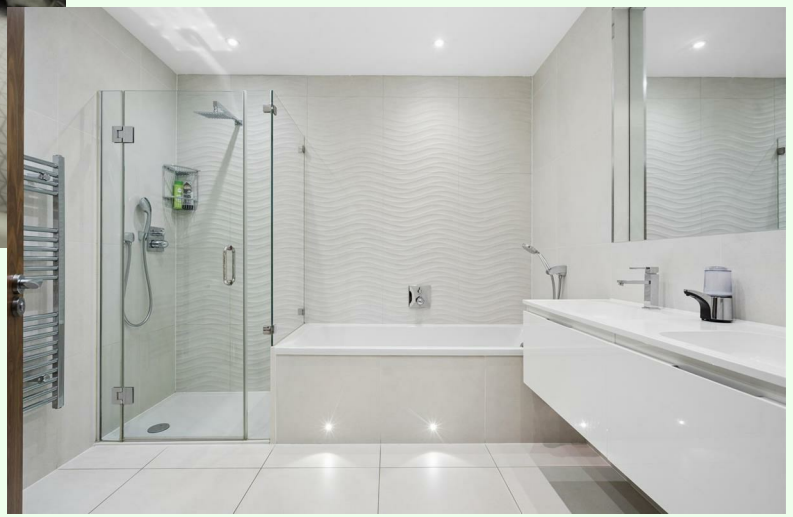












PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Approximate Gross Internal Area = 108.6 sq m / 1,169 sq ft
Store = 6.6 sq m / 71 sq ft
Total = 115.2 sq m / 1,240 sq ft

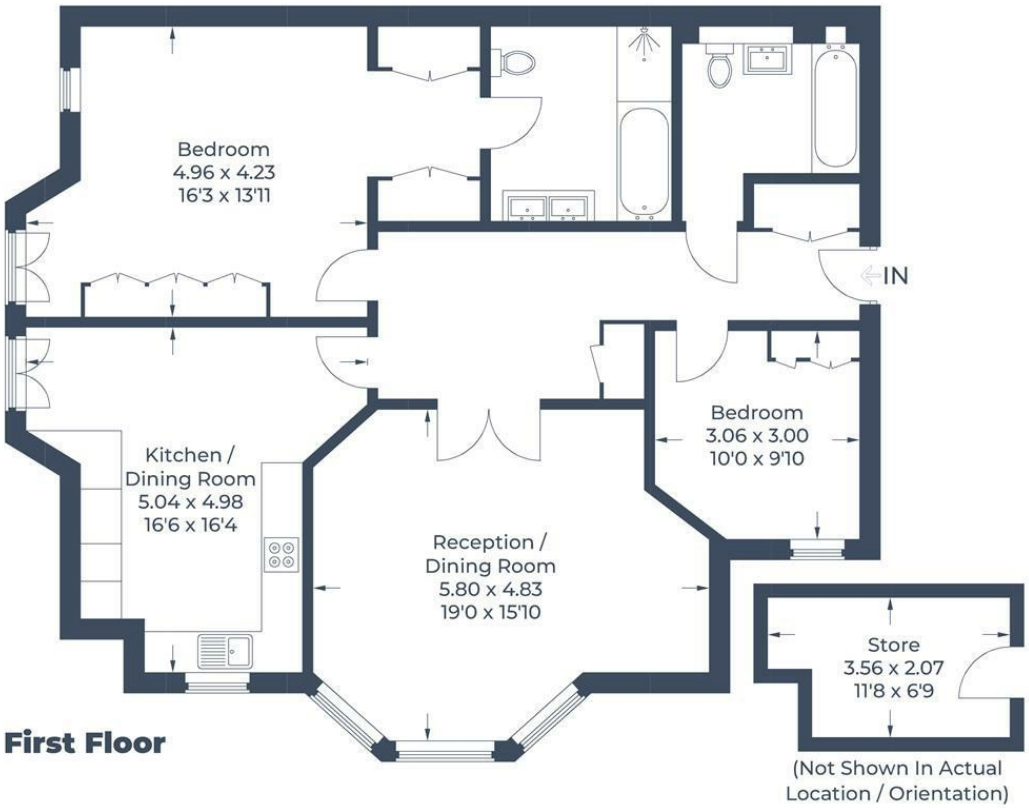


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Susmans Estates

VIEWING

Strictly by appointment with Susmans Estates

Tel: 01923 859444

Email: office@susmansestates.com
Website: susmansestates.com

Radlett Estate Agents Limited trading as Susmans Estates.
Registered Office: First Floor, Radius House, Watford,
Hertfordshire WD17 1HP.
Registered in England & Wales No.5579487

Ref:

IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issues in good faith and are intended to give a fair description of the property but do not constitute part or an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or it's services are in good condition. Neither Susmans (nor it's joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point or particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating