

# Hérons Court, Shenley Hill, Radlett





# Hérons Court, Shenley Hill, Radlett WD7 7FA.

A welcoming communal entrance hall leads to the stairs and lift which gives access to all floors.

The apartment is on the second floor and the entrance hall leads to the second bedroom which benefits from bespoke fitted wardrobes and an en-suite shower room. There is also a utility room and guest cloakroom. A wide staircase leads up to a landing which leads to the principle living accommodation. This comprises a spacious living/dining room, kitchen with modern fitted units and integrated appliances and the principle bedroom is also fitted with bespoke wardrobes and has an en-suite bathroom.

The property is finished to a high standard with features including air conditioning, CAT 5 wiring, gas fired underfloor heating and video entry phone.

To the front of the block a driveway leads to gated underground parking with an allocated parking space and a private storage room. There are two visitor parking spaces.

To the rear of the property is a beautifully maintained communal garden which is mainly laid to lawn with a variety of mature trees and shrubs.

**Situation:** Radlett is a prosperous village located North of London (Central London, 16 miles). The village provides for a good range of shopping and leisure facilities with Radlett Thameslink Station, within easy walking distance from the property, offering a service to Kings Cross and St Pancras International (fast train 26 minutes) approximately. There is also a rail service to Gatwick and Luton airports. Heathrow airport is approximately 25 miles.

The M1 is available at ( J5) connecting to the M25 at ( J 21A). Locally there is an excellent selection of schooling both state and private.



The surrounding countryside provides numerous leisure activities to include several golf courses, walking, riding, health and fitness clubs.

























- Entrance hall
- Living / dining room
- Kitchen
- Main bedroom with en-suite bathroom
- Second bedroom with en-suite shower room
- Utility room
- Guest cloakroom
- Gated parking
- Communal gardens
- Visitor's parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Leasehold:**

Local Authority: Hertsmere County Council: 020 8207 2277

Council Tax Band: F

Start Date of Lease: 25th March 2013

Duration of the Lease: 125 years

Current Ground Rent per annum: £104

Current Service Charge per annum: £3,411.18

Approximate Area = 124.2 sq m / 1337 sq ft  
Including Limited Use Area (12.6 sq m / 136 sq ft)





# STATONS

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