

STATONS

8 Newlands Heights

Watford Road



8 Newlands Heights
12 Watford Road
Radlett
Hertfordshire
WD7 8LD

Apartments at Newland Heights have been designed to the highest of standards offering the finest lateral living in Radlett. Homes are flooded with natural light due to the large windows creating a spacious and airy feel. Designed by Heronslea's interior team, internally they fuse modern conveniences with elegant touches throughout.

The apartment on offer is this two bedroom, two bathroom spread over 1431 square foot, located on the first floor. Offering modern and lateral living including 2 underground parking bays.

Located: A short distance from Radlett's Village with its excellent shopping and transport facilities this superb development concentrates on cutting edge design, attention to detail and spacious & well planned apartments, creating easy living accommodation.

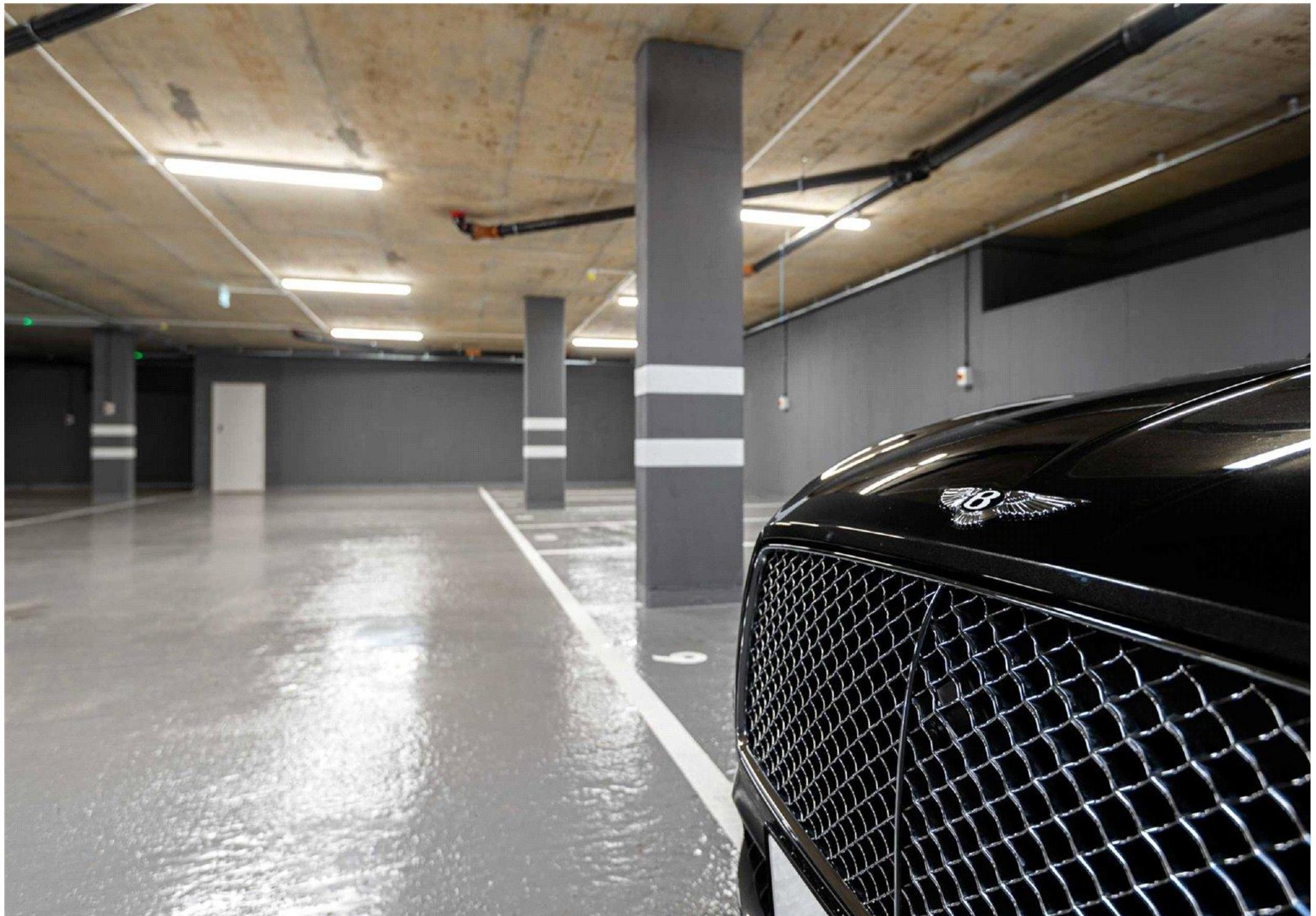
Council Tax Band F
Hertsmere Council













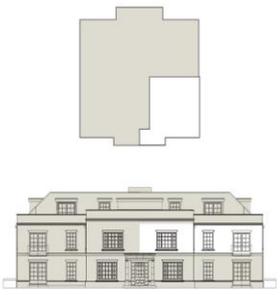
FLOOR PLANS



Apartment Eight

First Floor

Master Bedroom	5.0 x 10.0	16' 5" x 32' 10"
Ensuite	2.1 x 3.3	6' 11" x 10' 10"
Bedroom Two	5.0 x 3.1	16' 5" x 10' 2"
Ensuite	2.8 x 1.6	9' 2" x 5' 3"
Kitchen	3.9 x 4.3	12' 10" x 14' 1"
Cloakroom	2.0 x 1.6	6' 7" x 5' 3"
Utility	1.3 x 3.0	4' 3" x 9' 10"
Dining/ Living	6.8 x 4.5	22' 4" x 14' 9"



133m² / 1,431^{sqft}

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

STATONS PREMIER LETTINGS

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