



WATLING STREET, HERTFORDSHIRE, WD7  
**£250,000 LEASEHOLD**

## A CHAIN FREE ONE BEDROOM APARTMENT EXCLUSIVELY FOR THE OVER 55'S

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### DESCRIPTION:

Located in the heart of Radlett High Street, a stone's throw from local shops, restaurants and transport links is this well presented one bedroom first floor apartment.

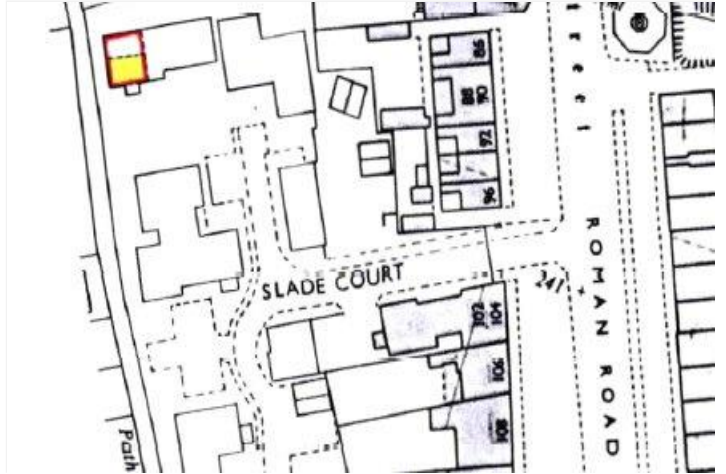
Forming part of a sought-after development, built exclusively for the over 55's, the property is bright and well-presented throughout offered for sale chain free and benefits from a chair lift, manicured communal gardens, residents parking and an onsite warden.

### AT A GLANCE

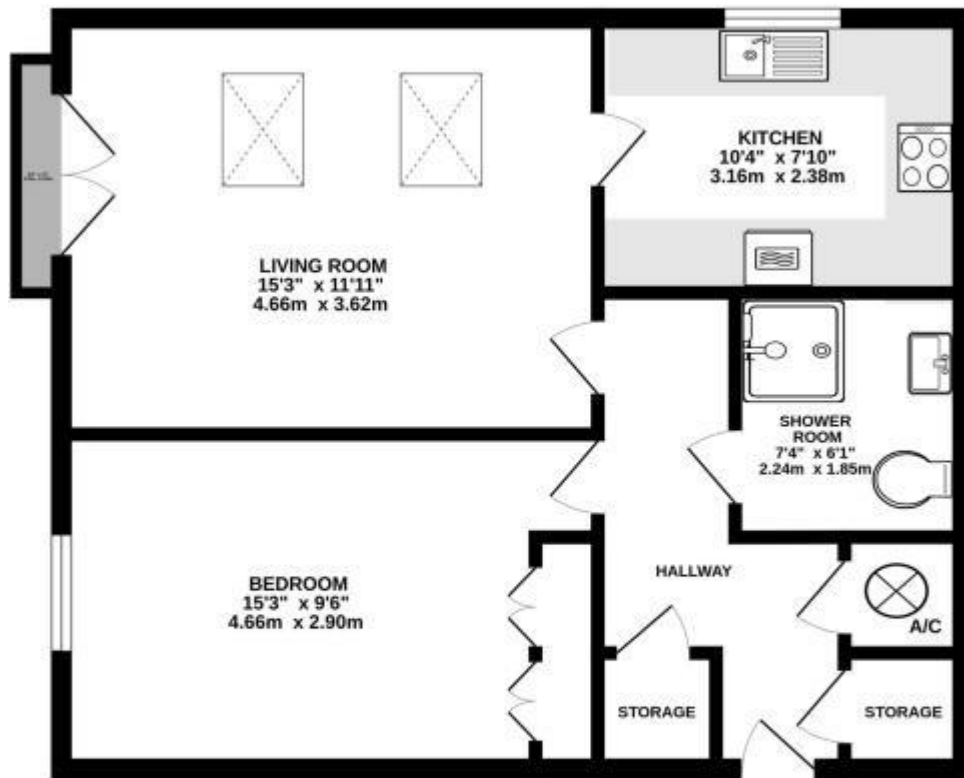
- 1 Bedroom
- Chain Free
- Over 55's Development
- Warden Assisted Living
- Southerly Facing
- 563 Square Feet
- Communal Gardens
- Stair Lift
- Residents Parking







563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 563 sq.ft. (52.3 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 errors, omissions or mis-statements. 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.  
 Made with Metropix 520/4

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 91 year and 6 months

**Service Charge:** £5608.32 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.