

# 69 Heron Place



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

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## Fourth Floor, Two bed apartment

A, well-proportioned spacious fourth floor apartment with bright dual aspect overlooking the River Colne. The modern German Beckermann kitchen has Neff integrated appliances including slide and hide oven, built in microwave, induction hob, dishwasher and le manns corner units. The property benefits from well designed fitted wardrobes to both bedrooms, including a desk area which could be used as a dressing table and fitted shelving to the storage cupboard in the hallway. Window dressings and light fittings to remain as well as washing machine in utility cupboard. The current owner has also had privacy film installed to all windows.

### Property specifications

- Dual aspect Living room has floor to ceiling windows flooding the room with light
- Fully integrated appliances in the kitchen
- Modern Walk in Shower with level access
- Fitted shelving to storage cupboard
- Well designed wardrobes to both bedrooms
- Beautiful views of the River Colne and Park

### Guide Price £475,000 (other fees apply)

A monthly management fee applies to this property. A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.  
01923 882613  
watfordsales@mayfieldvillages.co.uk

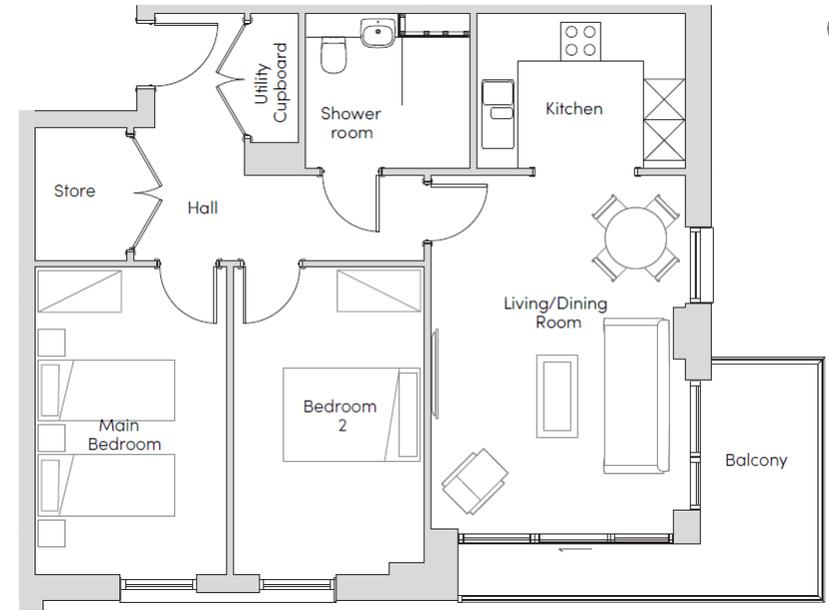


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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.20 x 3.73	17'1" x 12'3"
Kitchen	3.06 x 2.28	10'0" x 7'6"
Main bedroom	4.53 x 2.81	14'10" x 9'3"
Bedroom two	4.53 x 2.79	14'10" x 9'2"
<b>Total Sq.Ft: 794</b>		

Balcony 3.41 x 1.56 (m) or 11'2" x 5'1"

These floorplans are illustrative and for marketing purposes. Maximum measurements are shown for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   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. July 2025.

