

11 Heron Place



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

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First floor, two-bedroom apartment

A well-proportioned, spacious first floor apartment with bright south-facing aspect. The modern German Beckermann kitchen has Zanussi integrated appliances, and the living room leads onto a good-sized private balcony. This apartment is situated within close proximity to the lifts giving easy access to the village facilities.

Property specifications

- 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
- Utility room
- Good size separate storage cupboard
- Beautiful views of the communal gardens

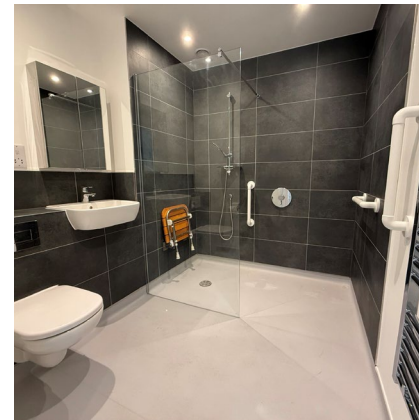
Guide Price £449,950 (other fees apply)

A monthly management fee applies to this property.

A deferred management charge applies to this property, This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Options 1-2 correspond to Options 1-2 for the Monthly Management Fee.

Viewing by appointment with the sales office.

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Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.56 x 3.87	18'3" x 12'8"
Kitchen	3.06 x 2.13	10'0" x 7'0"
Main bedroom	5.54 x 2.84	18'2" x 9'4"
Bedroom two	3.89 x 2.80	12'9" x 9'2"
Total Sq.Ft: 809		

Balcony (approx.) 2.44 x 1.54 (m) or 8'0" x 5'1"

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

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. September 2025.

