

110 Heron Place



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

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Two bedroom, Sixth Floor Apartment.

A well-proportioned, spacious sixth floor apartment with a bright east facing aspect. The modern German Beckermann kitchen has Zanussi integrated appliances, and the living/ dining has sliding doors leading onto a private balcony overlooking Riverwell park. This apartment has vinyl flooring throughout and is close to all village facilities.

Property Specifications

- Living room has floor to ceiling windows flooding the room with light.
- Fully integrated Zanussi appliances in the kitchen including fridge freezer, oven, hob & dishwasher.
- Modern Walk in Shower with level access.
- Utility room.
- Good size separate storage cupboard.
- Beautiful views of Riverwell Park.
- Vinyl flooring throughout.

Guide Price £440,000 (other fees apply)

Monthly Management Fee Option A: £691.33

Monthly Management Fee Option B: £345.67

Annual parking: £226.80

Council Tax Band: D

Tenure: Leasehold

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 A: 5% per year or part-year for years 1-6, up to a maximum of 30%.

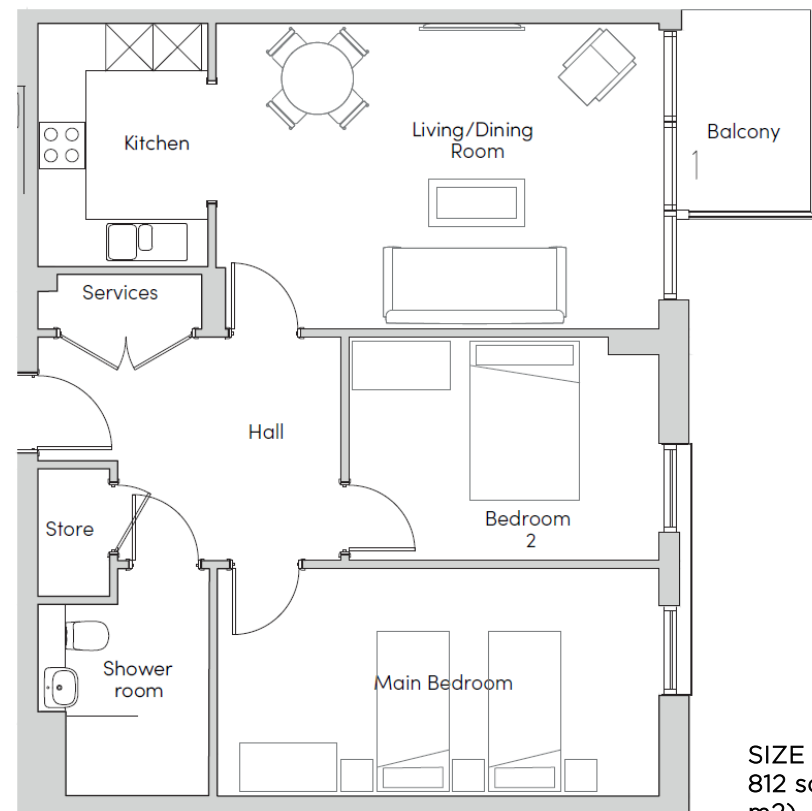
Option B: 6.25% per year or part-year for years 1-6. From year 7, 1.25% per annum.

Options A-B correspond to Options A-B for the Monthly Management Fee.

Viewing by appointment with the sales office: 01923 936715



Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.56 x 3.89	18'3" x 12'9"
Kitchen	3.06 x 2.13	10'0" x 7'0"
Main Bedroom	5.54 x 2.80	18'2" x 9'2"
Bedroom 2	3.91 x 2.80	12'10" x 9'2"
Balcony (approx)	2.43 x 1.54	8'0" x 5'1"



SIZE
812 sqft (75
m2)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 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. February 2023.

