42 Heron Place

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

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Third Floor, two bed apartment

A well-proportioned, spacious third floor apartment with bright east -facing aspect. The modern German Beckermann kitchen has Zanussi integrated appliances, and the living room leads onto a large balcony overlooking the park and river. This apartment is situated very close to the lifts giving easy access to the village facilities.

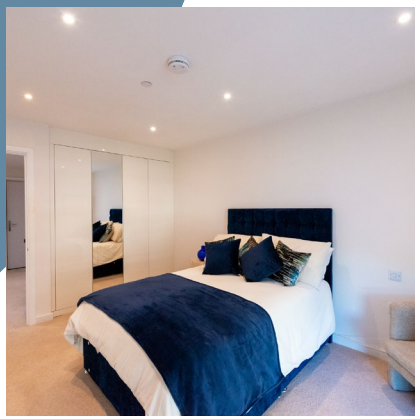
Property specifications
- Living room has floor to ceiling windows and a dual aspect flooding the room with light, it also has air con recently fitted in the lounge and main bedroom.
- Main bedroom has fitted wardrobes.
- Fully integrated Zanussi appliances in the kitchen including fridge freezer, oven, hob & dishwasher.
- Modern Walk in Shower with level access.
- Utility room which has been shelved and holds a Zanussi washer dryer
- Large-size separate storage cupboard in the hall which has had a cupboard to wardrobe conversion.
- Beautifully maintained to a high standard.

Guide Price £460,000 (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 882613 watfordsales@mayfieldvillages.co.uk



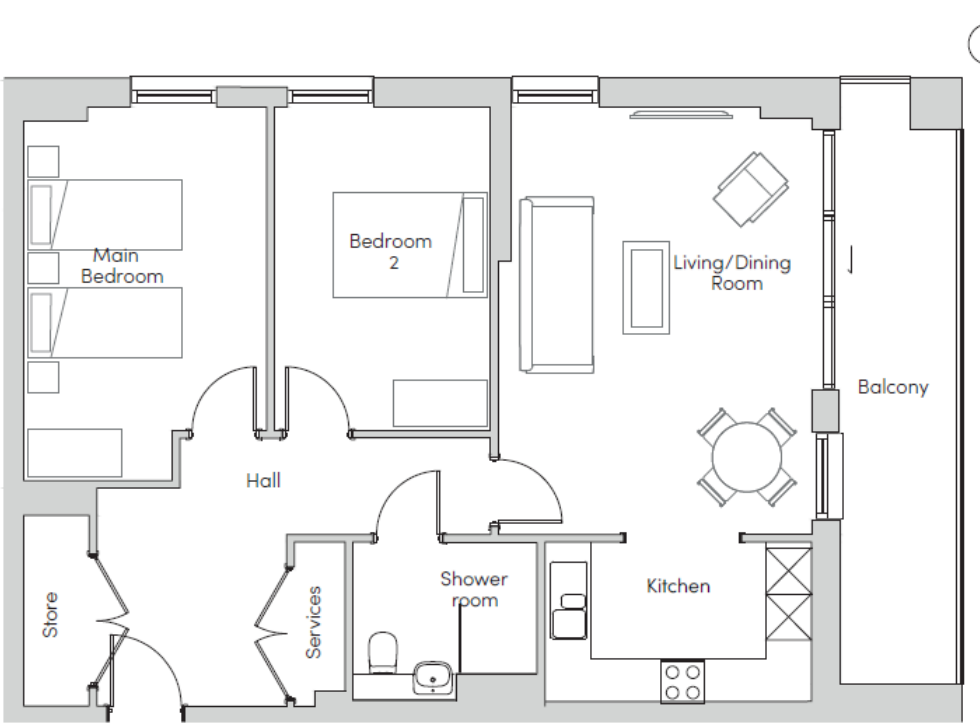


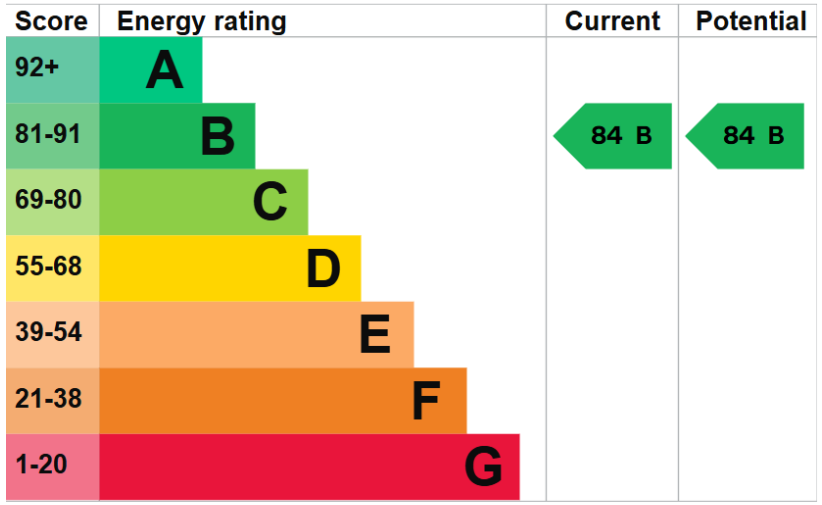




Internal Measurements	Metric (m)	Imperial (ft)
Living/Dining Room	5.50 x 4.06	18'1" x 13'4"
Kitchen	3.46 x 2.13	11'4" x 7'0"
Main Bedroom	4.20 x 3.17	13'10" x 10'5"
Bedroom 2	4.20 x 2.80	13'10" x 9'2"
Balcony (approx)	7.21 x 1.50	23'8" x 4'11"

SIZE (SQFT)
857 sq ft (80 m2)







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.











