



Eastwood

Wall Hall Drive, Aldenham, WD25 8BX

- Award Winning Development
- Spacious Kitchen/Reception
- Huge 26'ft Double Bedroom
- Luxury En Suite Bathroom
- Guest Cloakroom
- Secure Underground Parking
- Stunning Countryside Setting
- Share of Free Hold

Guide Price £395,000



T: 01923 537 111



A LUXURY ONE DOUBLE BEDROOM APARTMENT located on the sought-after and award-winning Octagon Development in Aldenham and is situated on the second floor accessed by an elevator which accesses all floors including the underground parking. This delightful property is presented in immaculate condition and benefits from under-floor heating through-out. It also includes wonderful views over horse paddocks and there is also a secure underground parking space with a brick-built storage room and a further exterior designated parking space in a gated carpark. Eastwood is set in 55 acres of grounds which include country-side walks, communal gardens, tennis courts, a gymnasium and delightful Italian gardens. Built approximately fifteen years ago, Wall Hall is located just a short drive from Radlett Village with direct mainline rail links to Central London, Watford's Intu Shopping Centre and the A41, M1, and M25 Motorways are close by.

The accommodation comprises: a large open-plan living/dining room and kitchen, a particularly spacious double bedroom with a range of bespoke built-in wardrobes, luxury en suite bath/shower room, guest cloakroom, under-floor heating through-out and direct lift access to the secure under-ground carpark. The property benefits from a long lease behind a share of freehold and is being offered CHAIN FREE.

GROUND FLOOR

Covered storm porch leading to part glazed door.

COMMUNAL ENTRANCE HALL

High specification communal hallways with tiled flooring, carpeted staircase and elevator to all floors including underground car park.

ENTRANCE HALL

17' 6" x 7' 4" (5.33m x 2.24m) Ceramic tiled flooring, LED lighting, sun tube, video intercom system, boiler and heating cupboard with water softener and a separate cloaks cupboard.

GUEST CLOAKROOM

Wall-flush WC with inset mirror above, wall-mounted Villeroy and Bosch' wash hand basin with chrome mixer tap, ceramic tiled flooring, inset spotlights.

KITCHEN

24' 1" x 12' 6" (7.34m x 3.81m) Comprehensive range of solid light wood wall and base units with granite worksurfaces and splashbacks, one and a half bowl stainless steel sink with chrome mixer tap and spray facility, integrated fridge/freezer, 'Siemens' appliances including electric hob with chrome extractor chimney above, double oven (incl microwave), dishwasher and 'Bosch' washing machine (all appliances replaced in the last couple of years) ceramic tiled flooring, coving, inset spotlights and sun tube, open plan to;

RECEPTION ROOM

Feature fireplace with sandstone mantle and surround, burnished chrome arched surround to artificial grate and marble hearth, window to side aspect overlooking gardens, coving, inset spotlights.

BEDROOM

27' 7" x 10' 8" (8.41m x 3.25m) Exceptionally large suite comprising full width built-in wardrobes to either end, grey laminate flooring, coving, inset spotlights, sun tube to one end, window to side aspect overlooking gardens.

EN SUITE

10' x 6' (3.05m x 1.83m) Wall-flush WC with inset marble shelf and mirror above, wood paneled Jacuzzi bath with chrome side taps and controls and expandable hand held hair shower hose and mirrored wall above, wall-mounted wash handbasin with chrome tap, separate glass shower cubicle with marble back, wall mounted chrome heated towel rail with mirror fronted large medicine cabinet above tiled flooring and inset spotlights.


EXTERIOR

SECURE UNDERGROUND PARKING

Security accessed underground car park with an allocated parking space and a large personal brick-built storage shed and elevator access to all floors. There is also a further allocated parking space in an exterior gated parking area.

COMMUNAL GARDENS

Professionally landscaped communal gardens surround Eastwood including areas of lawn and numerous communal facilities.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band F

TENURE

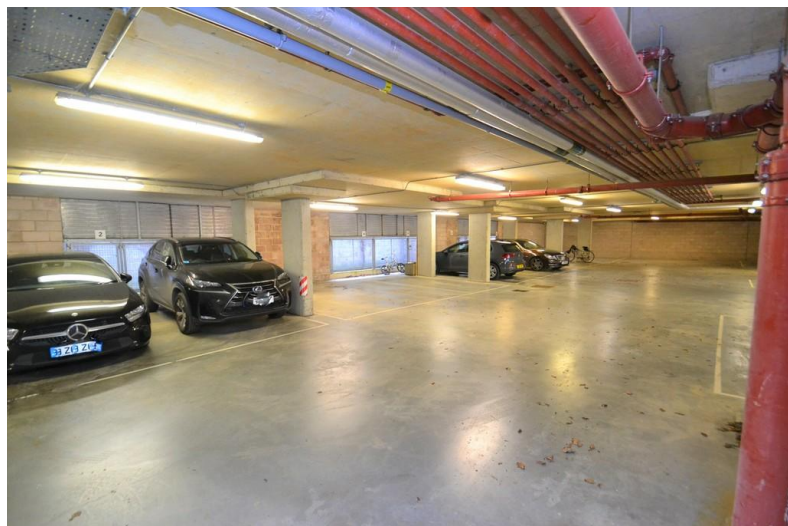
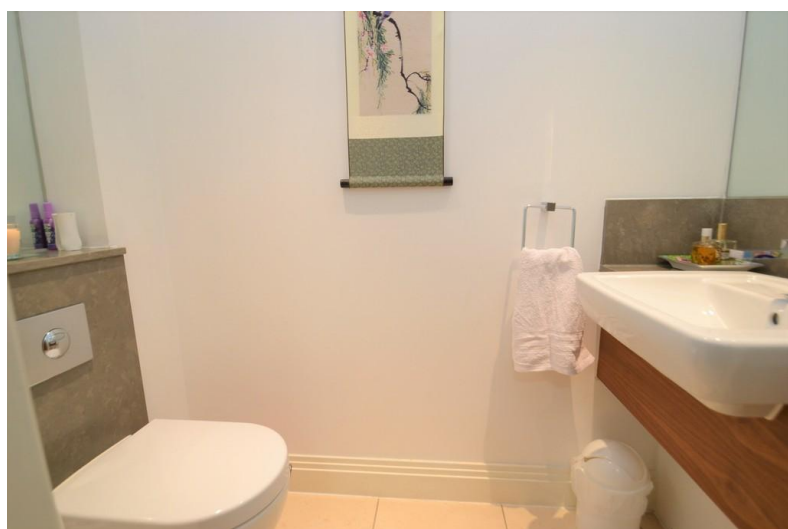
Share of Free hold

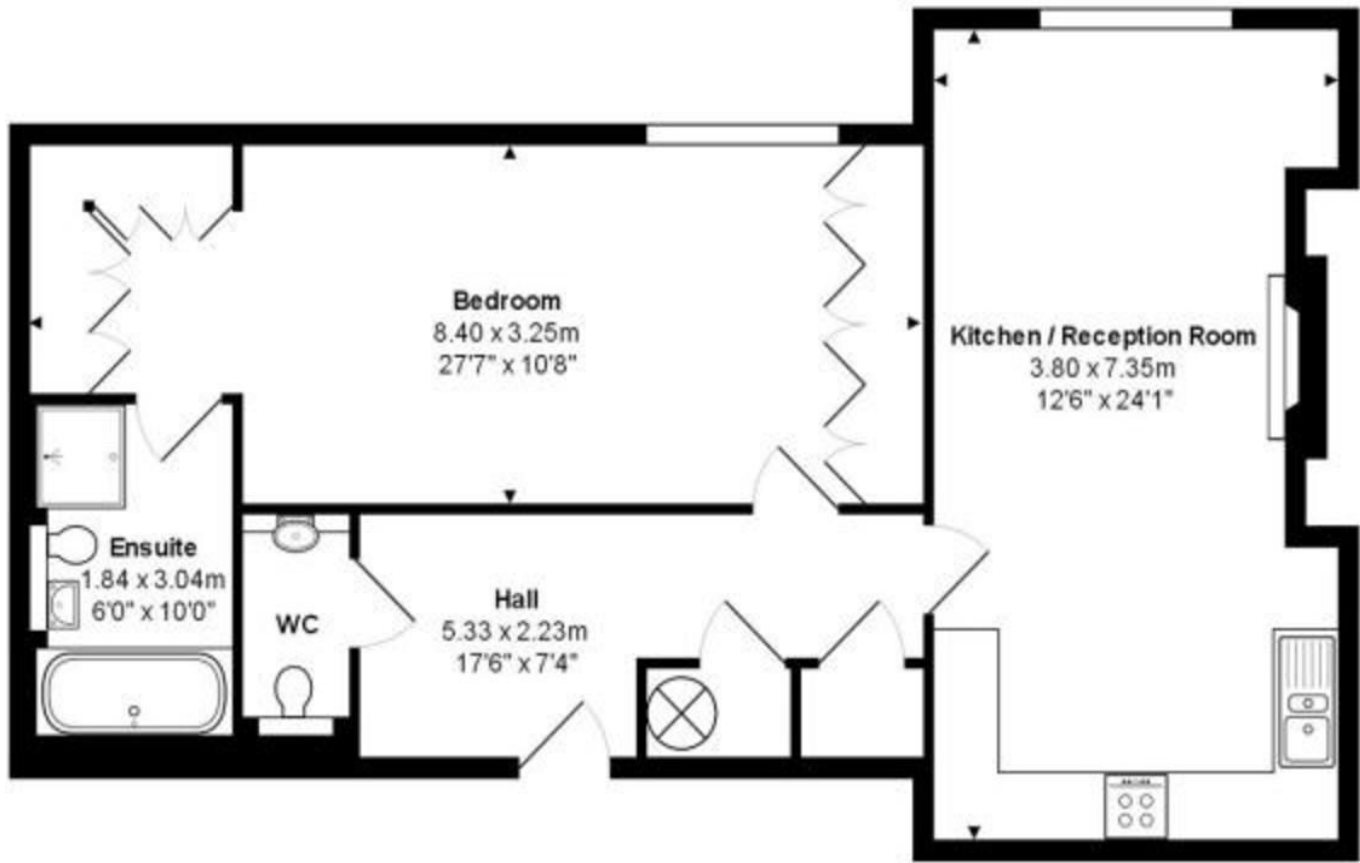
LOCAL AUTHORITY

Hertsmere Borough Council

**SHARE OF FREE HOLD: 983 YEARS
REMAINING**

SERVICE CHARGE: £2849.48 P.A.





Total Area: 71.8 m² ... 772 ft²

All measurements are approximate and for display purposes only

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements