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HERONS  
COURT

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## heavenly herons court two-bedroom luxury apartment

£750,000 - £800,000  
guide price

*a truly magnificent two double bedroom, split level apartment, situated in one of the area's most iconic and best positioned buildings, spanning over 1,300sq ft of luxury living space, with fabulous, uninterrupted views stretching for miles across the local area, in addition to private, gated underground allocated parking.*



### description

the kerb appeal of this residential building alone shows a level of style, mixing tradition with modern day practicality, and a nod to today's lifestyle needs with large communal gardens, allocated underground parking and lifts to service all apartments. there are also parking bays for visiting friends and family.

two double bedrooms occupy the home, both of which are fitted with a fully functional air conditioning system, and the master

bedroom boasting an ensuite and fitted wardrobes. an additional family bathroom serves the second bedroom, which is fitted with a floating toilet & sink, not to mention chrome fixtures and fittings throughout.

the lounge welcomes ample light, with views of the large communal gardens and the local area - which is fitted with spot lights and also the added luxury of an air conditioning system.





## location

heron's court benefits from being within a thriving community that offers everything needed for its residents.

radlett station is just a stone's throw away, making the location ideal for daily work commutes or travel to schools. radlett railway station (rdt) is on the midland main line in england, serving the village of radlett, hertfordshire. it is 15 miles 17 chains (24.5 km) down the line from london st pancras and is situated between elstree & borehamwood to the south and st albans city to the north. the station is served by thameslink-operated trains on the thameslink route. road transport is also straightforward with the m25 and m1 very close by, while children are also well catered for. choices for younger children start with a range of primary schools close by and secondary

schools, taking pupils from early days - through to a levels and beyond. secondary schools are similarly successful.

when it comes to free time, there are many opportunities to explore various open spaces, parks and sports facilities of the area. shenley park walled garden and phillimore recreation park offer outdoor leisure opportunities among many other places.

all local amenities are also close by, with most reputable supermarkets within walking distance. add to this the eclectic mix of local shops, leisure facilities and community organisations and it is easy to see why this area is popular for discerning homeowners.

## floorplan:

flat 9 herons court  
shenley hill, radlett, wd7 7fa

remaining lease:  
990 years

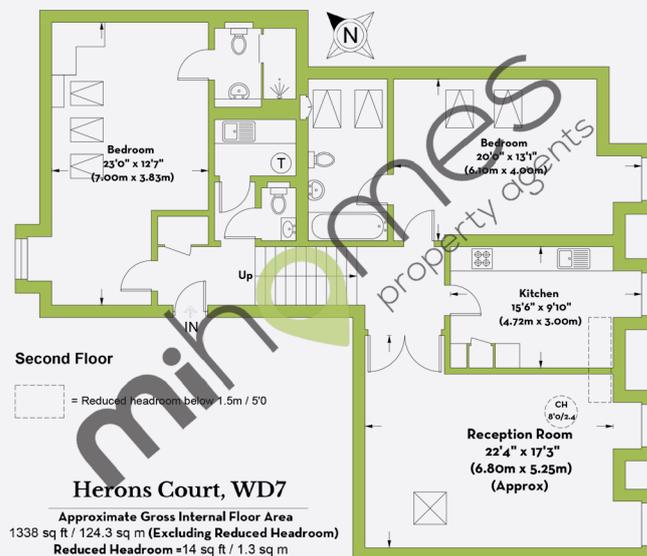
service charge:  
£3,410 pa

ground rent:  
£350 pa

epc:  
c

council tax band:  
f

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 990636)*



## overview

situated a stone's throw  
away to radlett station

close to all local amenities  
and open green spaces

offered with a 990 year  
lease and chain free

private allocated  
underground parking

two bedroom split level  
apartment

secure, lift serviced building

large communal garden

en-suite bathroom

over 1,330 sqft of luxury  
living space

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