

71 Heron Place



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

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Fourth floor, Two bed apartment

A well-proportioned spacious fourth floor apartment with a bright south-facing aspect. The modern German Beckermann kitchen has Zanussi integrated appliances, and the living room leads onto a good-sized 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
- Fitted furniture in main bedroom
- Modern walk-in shower with level access
- Utility room with Zanussi washer/dryer
- Good size separate storage cupboard
- Beautiful views of the communal gardens

Guide Price £459,950 (other fees apply)

Monthly Management Fee: A: £577.97 or B: 334.62

Annual Ground Rent: N/A

Council Tax Band: D

Annual Parking Charge: £226.80

Tenure: Leasehold

A deferred management charge applies to this property, please ask the sales team for more information.

Viewing by appointment with the sales office.

01923 882613

watfordsales@mayfieldvillages.co.uk



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Internal Measurements

	Metric (m)	Imperial (ft)
Living/Dining Room	5.56 x 3.85	18'3" x 12'8"
Kitchen	3.06 x 2.13	10'0" x 7'0"
Main bedroom	5.54 x 2.93	18'2" x 9'7"
Bedroom 2	3.90 x 2.80	12'10" x 9'2"

Total Sq.Ft: 820

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

These floorplans are illustrative and for marketing purposes. Maximum measurements are shown for the main area of the room only. Built-in wardrobes not included in the overall room dimensions. Furniture shown to illustrate possible room layouts and not included in sale. Designs vary according to plot. All details should be checked at the Sales Office



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. January 2025.



