

92 Heron Place



MAYFIELD
• VILLAGES •

Life
Enriched.

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

mayfieldvillages.co.uk

92 Heron Place

Fifth Floor, Two bed apartment

A, well-proportioned spacious first floor apartment with bright south-facing aspect. The modern German Beckermann kitchen has Zanussi integrated appliances, and the living room leads onto a large private balcony. This apartment is situated within the main building giving easy access to all the village facilities.

Property specifications

- Living room has floor to ceiling windows flooding the room with light
- Fully integrated appliances in the kitchen
- Modern Walk in Shower with level access
- Utility room with Zanussi Washer/Dryer
- Large walk-in storage cupboard
- Views overlooking the River Colne and park

Guide Price **£464,950.** (other fees apply)

Fees

Monthly management fee: A: £577.97 or B: £334.62

Annual ground rent: NA

Annual Parking Charge: £226.80

Council Tax Band: D

Tenure: Leasehold

A deferred management fee 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



92 Heron Place

Internal Measurements

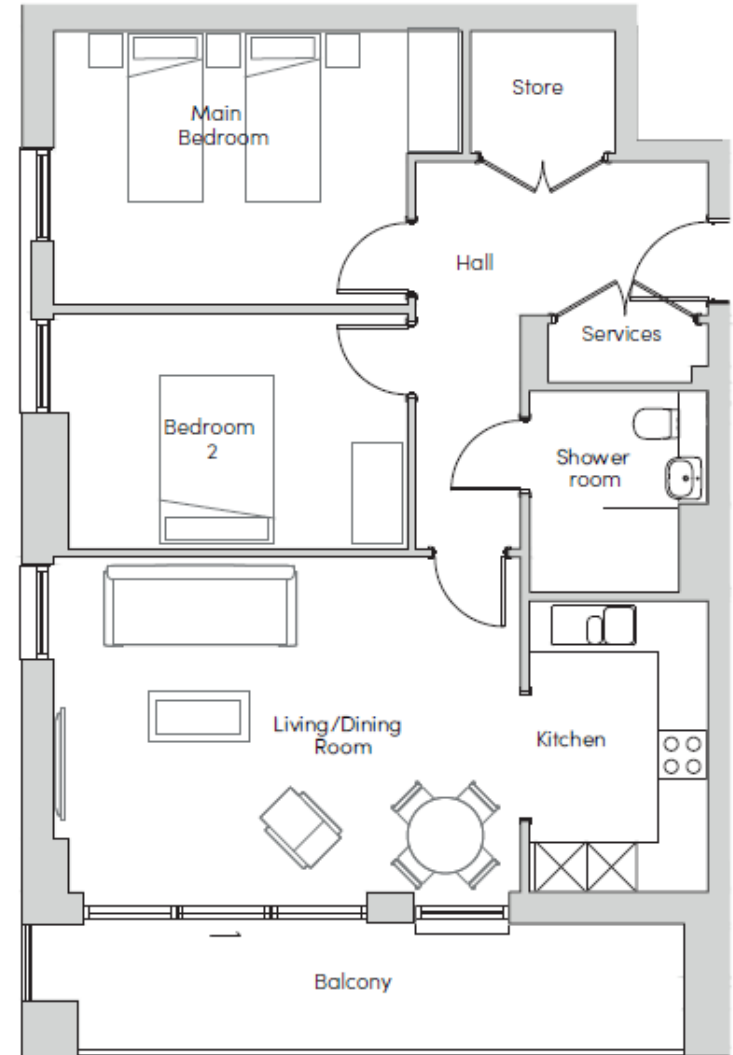
	Metric (m)	Imperial (ft)
Living/Dining Room	5.53 x 3.98	18'2" x 13'1"
Kitchen	3.46 x 2.13	11'4" x 7'0"
Main bedroom	4.19 x 3.85	13'9" x 10'8"
Bedroom two	4.04 x 2.80	13'3" x 9'2"

Total Sq.Ft: 839

Balcony 7.21 x 1.54 (m) or 23'8" x 4'11"

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. February 2023.

