

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

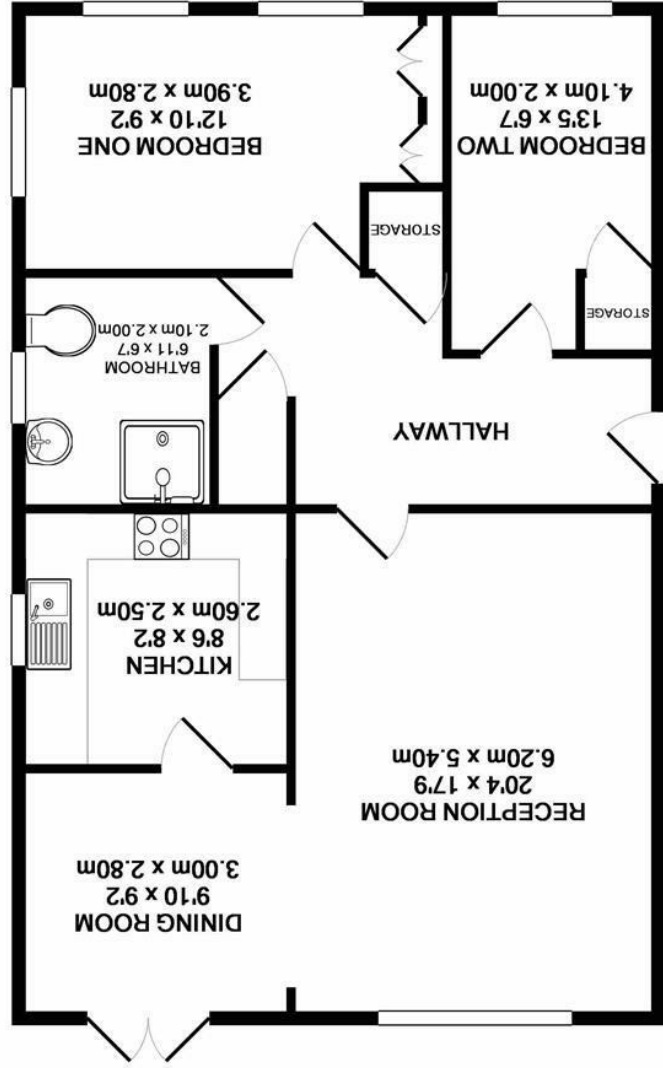
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TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LUMLEY ESTATES



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 Leasehold

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*** WARDEN ASSISTED***

For the over 55's, this cosy and bright two bedroom ground floor apartment is located in a quiet residential area just off of Watling Street. Comprising of two bedrooms, bathroom, large lounge, dining room with double doors opening onto the patio area and fully fitted kitchen with a range of wall and base units, oven, hob, grill and extractor hood. As well as additional appliances including freestanding fridge freezer and washing machine.

Situated just off of Watling Street the property is located close to a range of local amenities and transport links from Radlett train station just a short walk from the property. The apartment is offered in good decorative order throughout and is chain free.

