



# OLIVER

& AKERS EST.2014

*Estate Agency with a personal touch!*

**Shenley, Radlett, Herts, WD7**



OFFERED ON A 25% SHARED OWNERSHIP BASIS , this SPACIOUS TWO BEDROOM GROUND FLOOR FLAT is WELL PRESENTED THROUGHOUT. Benefitting from an ALLOCATED CAR PARKING SPACE alongside additional VISITOR SPACES, this home also enjoys access to a SECLUDED RESIDENTS GARDEN. Applicants will be required to register with HIGHTOWN HOUSING ASSOCIATION in order to apply for this home.

- **Shared Ownership**
- **25% Share**
- **Two Double Bedrooms**
- **Open Plan Living**
- **Residents Garden**
- **Allocated Parking**
- **Remainder of NHBC**
- **Chain Free!**

**£85,000 Leasehold (Shared Ownership)**

# Shenley, Radlett, Herts, WD7

**Accommodation Comprises**

**Communal Entrance Lobby**

**Entrance Hall**

**Open Plan Living Area 20'7" x 18'5" (6.27m x 5.61m)**

**Kitchen Area**

**Bedroom One 12'2" x 11'5" (3.71m x 3.48m)**

**Bedroom Two 13'7" x 11'2" (4.14m x 3.40m)**

**Bathroom**

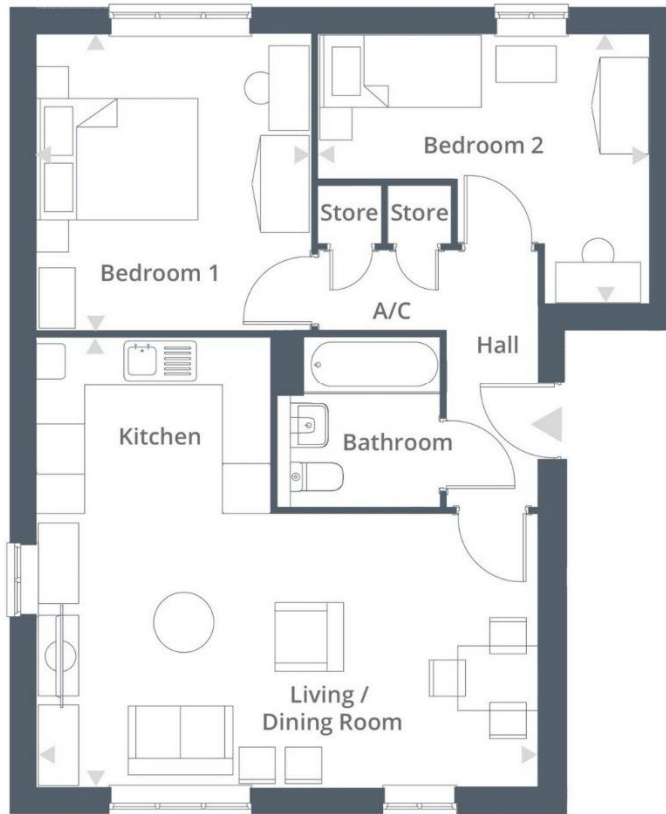
**Exterior**

**Car Park**

**Rent & Service Charges.**

Price quoted is for a 25% share Rent and service charges total £805.60 pcm





#### Dimensions

Living / Dining / Kitchen	6.27m x 5.62m	20' 7" x 18' 5"
Bedroom 1	3.70m x 3.44m	12' 2" x 11' 3"
Bedroom 2	4.13m x 3.40m	13' 7" x 11' 2"

**Total Area** 62.7 m<sup>2</sup> / 675 ft<sup>2</sup>

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO2 emissions</small>			
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#### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.