



9 Yew Tree Court

Barnet Lane, Elstree, WD6 3HW

Guide Price £365,000



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A first floor recently refurbished retirement apartment in a highly sought-after 55 and over development off Barnet Lane. Yew Tree Court is situated within moments of Elstree Village with its local shops, convenience stores, places of worship and bus stops that provide easy access to Stanmore in one direction and Borehamwood Town Centre with its mainline station with direct links to Central London, to the other. This stylish two bedroom, two bathroom property is ready to move into and comprises a living/dining room open-plan to a high spec fitted kitchen complete with integrated 'Bosch' appliances, granite worktops and central island. A stunning principal bedroom with eaves storage leads directly into an intimate bathroom area with a contemporary free-standing oval bath. A further shower room, a large utility cupboard with space for washer and dryer and a second double bedroom/home office complete this delightful apartment. Externally the development benefits from well-maintained communal gardens and excellent resident permit parking.

Ground Floor

White UPVC front door with obscure glazed panels.

Entrance Lobby

Inset coconut matting, carpeted, wall-mounted electric radiator, staircase leading up to:

First Floor Landing

Reception Room

17'10 x 17'3 (5.44m x 5.26m)

Laminate wood flooring throughout apartment, space for dining table and chairs, space for lounge seating, decorative coving, inset LED spotlights, wall-mounted electric radiator, windows to front and rear aspect, access hatch to boarded loft with lighting and pull down ladder.

Kitchen

13'5 x 10'5 (4.09m x 3.18m)

Comprehensive range of cream wall and base units with granite work surfaces and upstands, mosaic tiled splash back, inset stainless steel sink with chrome mixer tap, integrated 'Bosch' dishwasher, pull-out larder, American-style fridge/freezer and integrated 'Neff' oven and microwave, matching island with

granite worktop with built-in 'Neff' electric hob, brushed chrome and glass chimney-style extractor fan above, drawers and storage cupboards to either side of unit, inset LED spotlights, decorative coving, wall-mounted electric radiator, porthole window and further window to side aspect.

Utility Cupboard

Space for washing machine and tumble dryer, bespoke shelving.

Bedroom One

18 x 9'11 (5.49m x 3.02m)

Double bedroom, large built-in storage cupboard, space for additional wardrobes, inset LED spotlights, decorative coving, wall-mounted electric radiator, window to front aspect.

En Suite Bathroom

9'10 x 7 (3.00m x 2.13m)

Freestanding white oval bathtub with wall-mounted chrome taps and handheld shower hose, wall flush WC, white enamel sink set atop wooden vanity unit with storage drawers below, Travertine marble tiled walls, wall-mounted mirror-fronted double medicine cabinet, wall-mounted chrome heated towel warmer, inset LED spot lights, Travertine marble wall

tiles and further tiled flooring, obscure glazed window to rear aspect, double cupboard housing water tank with additional hanging space.

Bedroom Two

9'4 x 8'4 (2.84m x 2.54m)

Double bedroom with space for wardrobes, decorative coving, inset LED spotlights, window to front aspect.

Shower Room

7'10 x 4'6 (2.39m x 1.37m)

Shower cubicle with glazed door, wall-mounted chrome riser with 'rain' showerhead and further handheld shower hose, white porcelain wash hand basin with chrome mixer tap and shelf and mirror-fronted medicine cabinet above, Travertine marble tiled walls and flooring, white wall flush WC, wall-mounted chrome heated towel warmer, inset LED spotlights, ceiling-mounted extractor fan.

Exterior

Communal Garden

Attractive and well-maintained communal gardens

with an assortment of well-stocked flowerbeds with seasonal flowering plants and shrubs, central area of lawn with table and seating for resident use.

Resident Parking

Resident permit parking in ample unallocated bays with additional visitor parking bays.

Share of Freehold with 949 Years Remaining

Service Charge: £1,440 P.A.

Ground Rent: £0



Road Map



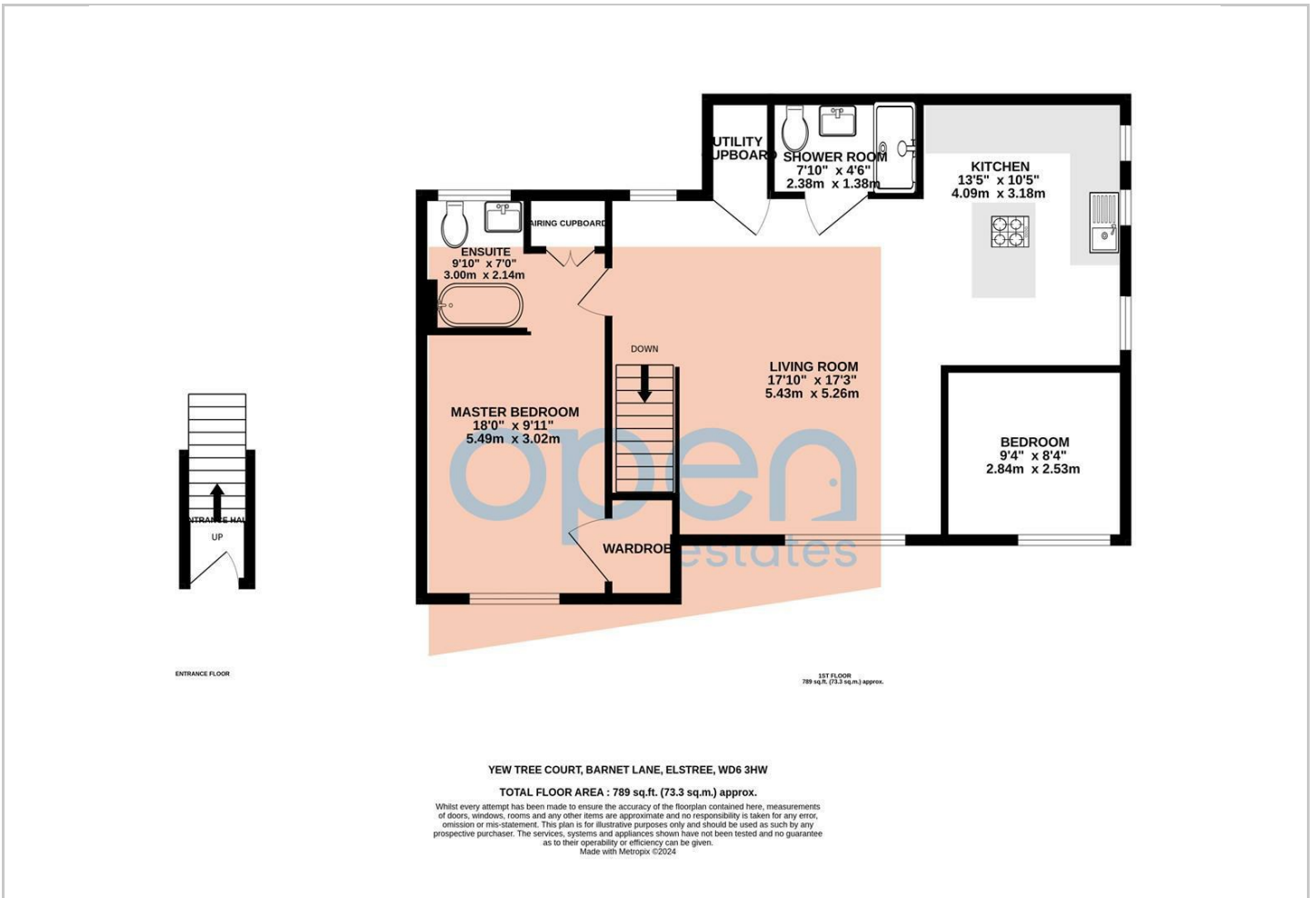
Hybrid Map



Terrain Map



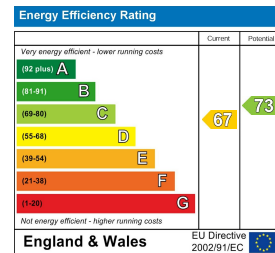
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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