



15 Scrubbitts Square

Radlett, WD7 8JR

Guide Price £300,000



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A two double bedroom ground floor apartment situated in the heart of Radlett within easy walking distance of the village's boutiques, cafes, restaurants and mainline station with direct links to Central London. This good sized apartment is in need of modernisation but offers the opportunity to update and enhance and would make an ideal purchase for a first time buyer or buy to let investor. Benefitting from both ample resident permit parking and well-maintained communal gardens, the accommodation comprises: an entrance hallway with two particularly generous storage cupboards, two double bedrooms, kitchen and a large living/dining room with a Juliette balcony overlooking the communal gardens. There is an additional balcony accessed via the entrance lobby that is shared with one other apartment and the vendors are also in the process of extending the lease and offer the property CHAIN FREE.

Ground Floor

Entry phone access to communal entrance hall.

Communal Entrance Hall

Carpeted communal hallway with further privacy door to inner lobby.

Inner Lobby

Glazed door to shared balcony, wooden front doors to two ground floor flats.

Shared Balcony

Shared storage balcony with one other apartment to the other side of the communal hallway.

Private Entrance Hall

Wall-mounted entry phone, tiled flooring, decorative wooden radiator cover, large shelved storage cupboard housing water tank, further shelved storage cupboard.

Kitchen

10'8 x 7'4 (3.25m x 2.24m)

Comprehensive range of wood fronted wall and

base units with complimentary worktops, tiled splash backs, stainless steel sink and drainer with chrome hot and cold taps, space for all appliances, wooden wall shelf unit, tiled flooring, ceiling spotlight fitting, wall-mounted Potterton boiler, window to rear aspect.

Living Room

14'10 x 11'11 (4.52m x 3.63m)

Fully carpeted, wall-mounted radiator, glazed sliding door with Juliet balcony facing communal gardens to rear aspect.

Bedroom One

11'3 x 11'2 (3.43m x 3.40m)

Double bedroom, fully carpeted fitted double wood fronted wardrobe, wall-mounted radiator, triple spotlight fitting, window to front aspect overlooking woodland beyond.

Bedroom Two

10'6 x 8'1 (3.20m x 2.46m)

Double bedroom, fully carpeted, fitted double wood fronted wardrobe, wall-mounted radiator, window to front aspect overlooking woodland beyond.

Bathroom

8'3 x 5'8 (2.51m x 1.73m)

White suite comprising low-level WC with large shelved wooden cupboard above, pedestal wash handbasin with chrome hot and cold taps, panelled bath with chrome hot and cold taps, 'Triton' wall-mounted electric shower unit with chrome shower fitting, shower curtain rail, wall-mounted radiator with chrome towel holder and mirror above, part tiled walls and tiled flooring, extractor fan.

Large Storage Cupboard

Large walk-in storage cupboard housing water tank and gas meter.

Exterior

Communal Gardens

Well-maintained communal gardens

comprising areas of lawn bordered by beds containing assorted shrubs and bushes, numerous mature trees.

Resident Permit Parking

Carpark with ample bays for resident parking with permit, additional on-street parking via local council resident permit bays.



Road Map



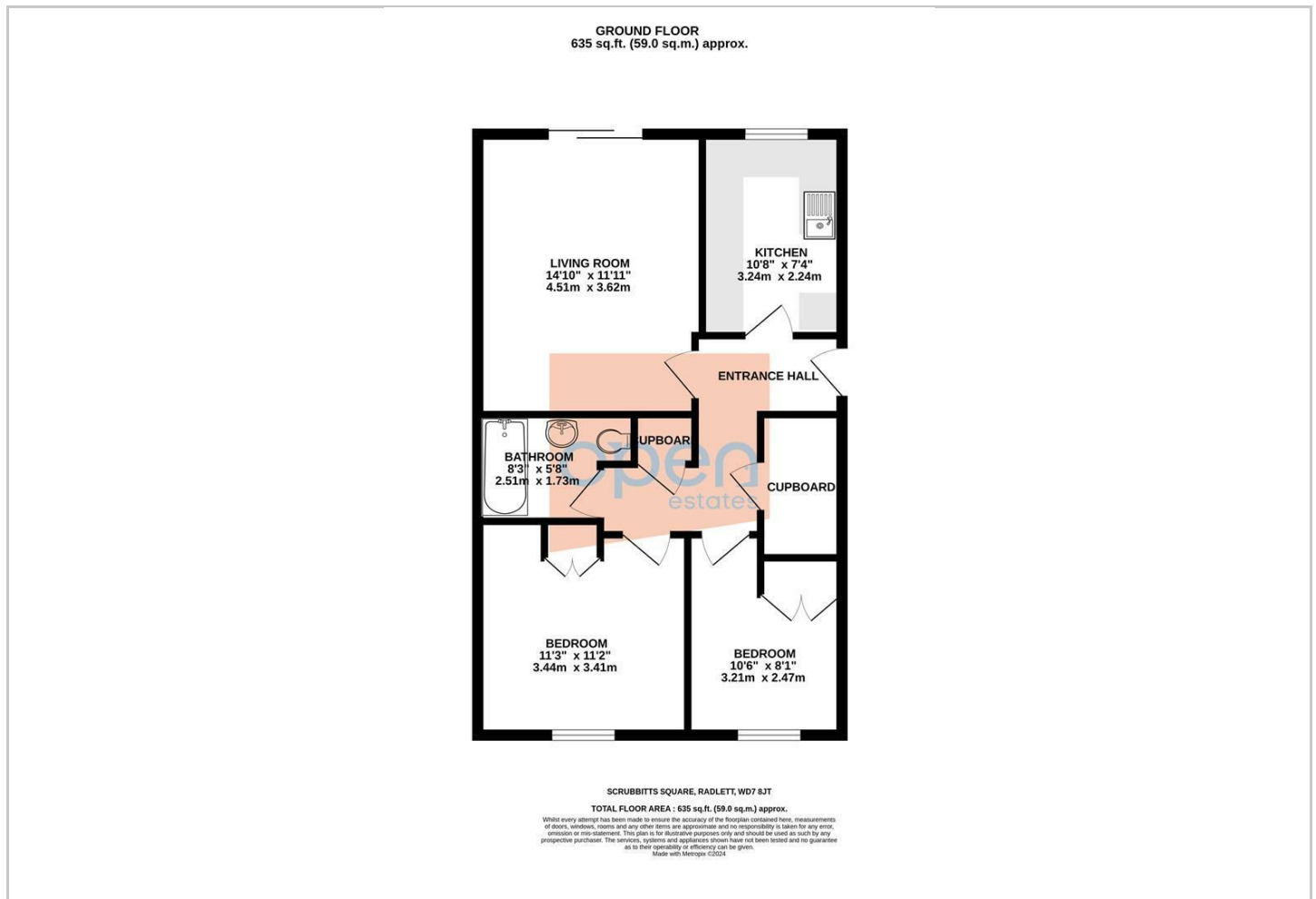
Hybrid Map



Terrain Map



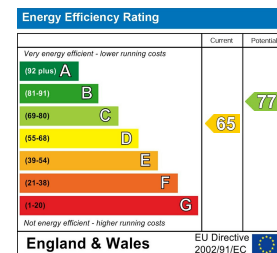
Floor Plan



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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