



## Brook Court, Watling Street

Radlett, WD7 7JA

Guide Price £335,000



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An immaculately presented first floor two double bedroom apartment located in this popular purpose built block just a short stroll from Radlett Village shops, restaurants, cafes and mainline station with direct links to Central London. The property benefits from a large kitchen/breakfast room, spacious living room, modern fitted bathroom and a sunny private balcony and is ready to drop your bags and move in. Externally, it has a garage en bloc and two resident parking permits, communal gardens to the rear and is offered with a long lease.

This bright and airy apartment would make an ideal home for a first time buyer, down sizer or as a buy to let investment and an early appointment to view comes highly recommended.

## Communal Entrance

Security entrance-phone system, glazed inner door leading to stairs to all floors and door to communal gardens.

## Private Entrance Hall

Deep storage cupboard, additional meter cupboard, decorative coving, wall-mounted security entrance phone, laminate flooring, wall-mounted radiator.

## Living Room

16'2 x 14'3 (4.93m x 4.34m)

space for sofas, decorative coving, two wall-mounted radiators, laminate flooring, window to front aspect.

## Kitchen/Breakfast Room

14'3 x 9'9 (4.34m x 2.97m)

Range of wall and base units with complimentary work surfaces and tiled splash backs, 1 1/2 bowl sink and drainer with swan neck mixer tap, built-in oven, electric hob with brushed steel splash back and chimney-style extractor hood above, space for washing machine, space for fridge/freezer, space for table and chairs, wall-mounted radiator, deep storage cupboard containing 'Worcester Bosch'

boiler, tile affect laminate flooring, window to rear aspect.

## Bedroom One

12'6 x 9'4 (3.81m x 2.84m)

Double bedroom, space for wardrobes, wall-mounted radiator, fully carpeted, large window to front aspect and door to private balcony.

## Balcony

36 x 3'8 (10.97m x 1.12m)

Brushed steel handrails with glazed panel balustrades, artificial grass flooring.

## Bedroom Two

12 x 7'3 (3.66m x 2.21m)

Double bedroom, space for wardrobe, fully carpeted, wall-mounted radiator, full-height window to front aspect.

## Bathroom

8'7 x 6'7 (2.62m x 2.01m)

Modern white three piece suite comprising: Wash hand basin with chrome hot and cold taps, P-shaped bath with chrome mixer tap and handheld shower

attachment, chrome wall-mounted shower controls, chrome wall-mounted riser with shower attachment, glazed shower screen, two insert storage shelves, close-coupled WC, wall-mounted radiator, obscure glazed window to rear aspect.

**Lease Remaining 165 Years**

**Service Charge £1995.80 P.A.**

**Ground Rent £120 P.A.**

## Exterior

### Garage & Resident Parking

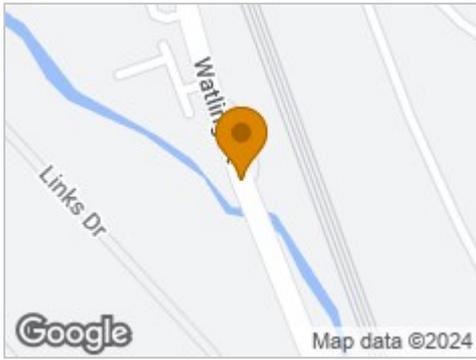
Garage en bloc with up and over door, two resident parking permits, one visitor permit.

### Communal Gardens

Areas of lawn to rear of building with shrubs, trees and bushes.



## Road Map



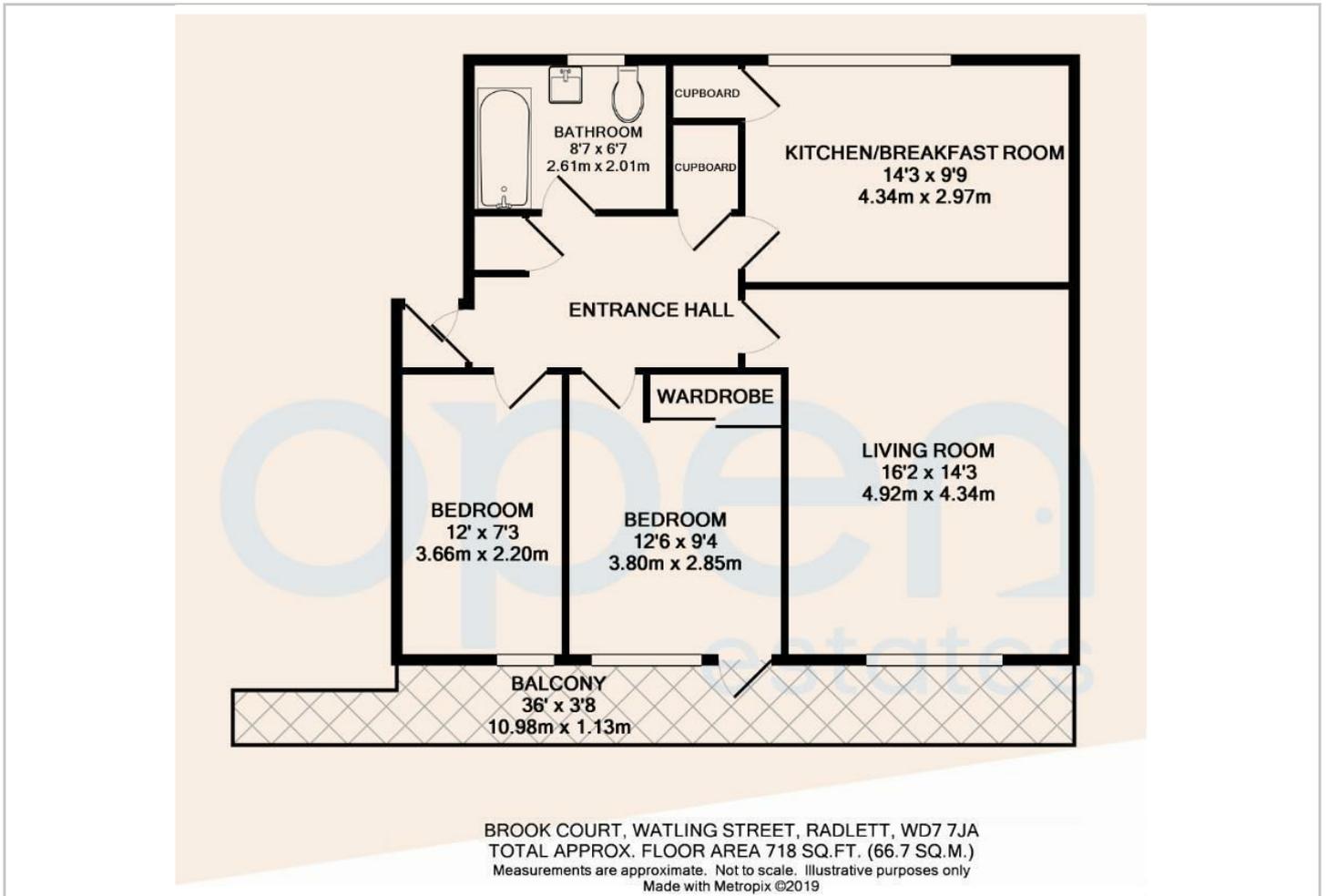
## Hybrid Map



## Terrain Map



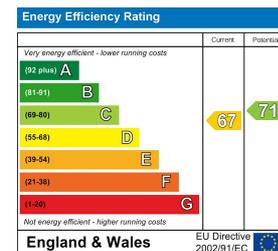
## Floor Plan



## 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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