



The Bartons,

Elstree Hill North, Elstree, WD6 3EJ

Guide Price £395,000



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A beautifully presented spacious two double bedroom ground floor apartment located in the sought-after 'The Bartons', a small exclusive development on a private road in the heart of Elstree Village. The apartment enjoys many benefits including, direct access via the lounge to a private garden and another patio garden to the front of the property, garage en bloc (electric garage door and power supply), extensive communal gardens and visitor parking. The apartment comprises a fitted kitchen with integrated appliances, modern bathroom with separate shower cubicle, guest cloakroom, two double bedrooms, gas central heating and double glazing throughout. The apartment boasts attractive views to front and rear and is ideally located within moments of St Nicholas Primary School, local shops and houses of worship with bus routes for travel to Elstree & Borehamwood Station with direct links to Central London and The Boulevard Retail Park, Edgware, Stanmore and Watford. Aldenham Country Park is a short walk away which offers charming country walks around the lakes and a play area for children. The apartment is offered chain free, with a long lease and an early appointment to view is highly recommended.

Ground Floor

Attractive mosaic tiled doorstep to UPVC front door with obscure glazed panels to entrance hallway.

Entrance Hall

Seamless wooden laminate flooring runs through to living/dining room, bedrooms and hallway storage cupboards, inset LED spotlights, coat hooks, wall-mounted alarm panel, storage/cloaks cupboard, wall-mounted radiator.

Guest Cloakroom

White wash handbasin with chrome mixer tap, low-level WC, tiled flooring, central LED ceiling light, obscure glazed window to rear aspect.

Kitchen

11'4 x 6'8 (3.45m x 2.03m)

Luxury fitted kitchen, comprehensive range of white gloss wall and base units with dove grey worktops and tiled splash backs, stainless-steel sink with chrome mixer tap, 4-ring gas hob with built-in extractor unit above, integrated oven, freestanding fridge/freezer, enclosed gas boiler and wall-mounted controller, central LED ceiling light, white porcelain floor tiles, window to rear aspect overlooking gardens.

Living/Dining Room

15'5 x 13 (4.70m x 3.96m)

Feature modern gas fire with a limestone surround, cast iron arch and granite hearth, wall-mounted radiator, inset LED spotlights, double-glazed windows and double-glazed patio doors to front aspect leading to private garden.

Bedroom One

14'7 x 11'3 (4.45m x 3.43m)

Built-in wardrobes with sliding mirror and frosted glazed doors, wall-mounted vanity units, wall-mounted radiator, inset LED spotlights, wooden laminate flooring, double-glazed window to front aspect.

Bedroom Two

13'1 x 7'11 (3.99m x 2.41m)

Double bedroom room, inset LED spotlights, wall-mounted electric fireplace, wall-mounted radiator, wooden laminate flooring, window to rear aspect.

Family Bathroom

8 x 5'5 (2.44m x 1.65m)

White wash handbasin with chrome mixer tap and wall hung vanity unit below, illuminated mirror

above, bath with chrome mixer tap and hand held shower head, shelves above, separate shower cubicle with 'rain' style showerhead and chrome wall-mounted controls, floor-mounted chrome heated towel warmer, fully tiled walls and flooring, central LED ceiling light, obscure glazed window to rear aspect.

Exterior

Private Gardens

Private garden to front aspect, fully accessible path leading from private road to lounge patio, area of lawn bordered by a range of flower beds and shrubs and a low brick wall. Beyond the garden there are lovely views of the well-maintained communal gardens. Private gardens to rear aspect, brick walled planting area and tiled area for seating.

Communal Gardens

Areas of lawn surrounded by well-stocked flower beds with railway sleeper surrounds, ample visitor parking.

Garage En Bloc

Single garage en bloc with electric remote controlled up and over door with power and lighting.

Lease Remaining: 114 years

Service Charge: £960 P.A.

Buildings Insurance: circa £360 P.A.

Ground Rent: £350 P.A. reduced to £150 if paid within 28 days



Road Map



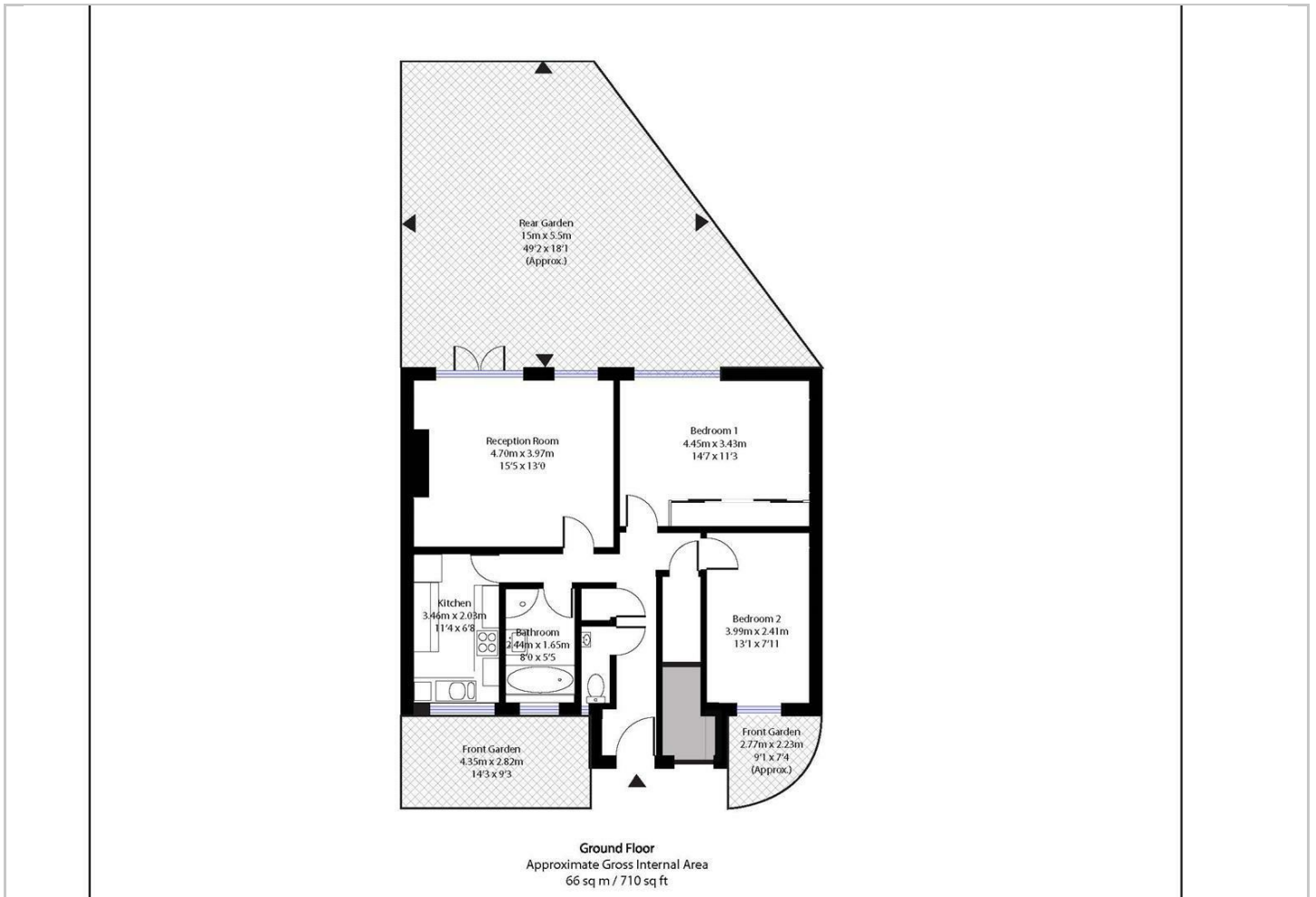
Hybrid Map



Terrain Map



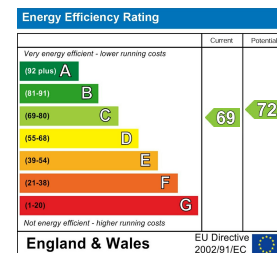
Floor Plan



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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