



Brook Court, Watling Street

Radlett, WD7 7JA

Guide Price £329,950



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Open Estates are delighted to market this well-presented bright and spacious two double bedroom apartment in this popular, purpose-built block, located just a short walk to Radlett Village with its boutiques, restaurants, cafes and train station with direct links to Central London. The property benefits from a large kitchen/breakfast room, spacious living/dining room, modern bathroom and two double bedrooms. Externally there is a garage en bloc and a resident parking permit with additional visitor permit as well as small communal gardens. The property is offered with a long lease and is being sold chain free.

Third Floor

Communal Landing

Private Entrance Hall

Shoe storage cupboard, built-in meter and storage cupboard, further large built-in storage cupboard with shelving, wall-mounted radiator, decorative coving, fully carpeted.

Living/Dining Room

16'5 x 14'8 (5.00m x 4.47m)

Ample space for dining table and chairs as well as sofa's and coffee table, serving hatch to kitchen, attractive central ceiling light, decorative coving, wall-mounted radiator, large window to front aspect.

Kitchen/Breakfast Room

14'8 x 9'9 (4.47m x 2.97m)

Comprehensive range of light wood wall and base units with complimentary worksurfaces, white tiled splash backs, stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap, freestanding gas cooker with

glass top and brushed stainless-steel chimney-style extractor hood, space for fridge, freezer and washing machine, breakfast bar, black vinyl-tiled flooring, large built-in storage cupboard, wall-mounted radiator, strip lighting, full-width windows to rear aspect with roller blinds.

Bedroom One

13'4 x 10'4 (4.06m x 3.15m)

Double bedroom with range of freestanding wardrobes to one side and matching bedside tables, attractive central ceiling light fitting, decorative coving, wall-mounted radiator, window to front aspect.

Bedroom Two

13'4 x 8'6 (4.06m x 2.59m)

Further double bedroom, attractive central light fitting, decorative coving, wall-mounted radiator, sliding windows with pull down blinds to front aspect.

Bathroom

8'5 x 7'3 (2.57m x 2.21m)

Modern white suite comprising: Enamel pedestal

wash handbasin with chrome mixer tap and glass shelf above, panel bath with chrome mixer tap, wall-mounted electric shower with wall-mounted riser and handheld shower attachment, low-level W.C., wall-mounted, mirrored medicine cabinet, wall-mounted radiator, chrome towel rail with mirror above, circular central ceiling light, wood effect vinyl flooring, obscure glazed window to rear aspect.

Exterior

Garage En Bloc

Single garage en-bloc with up and over door and security lock.

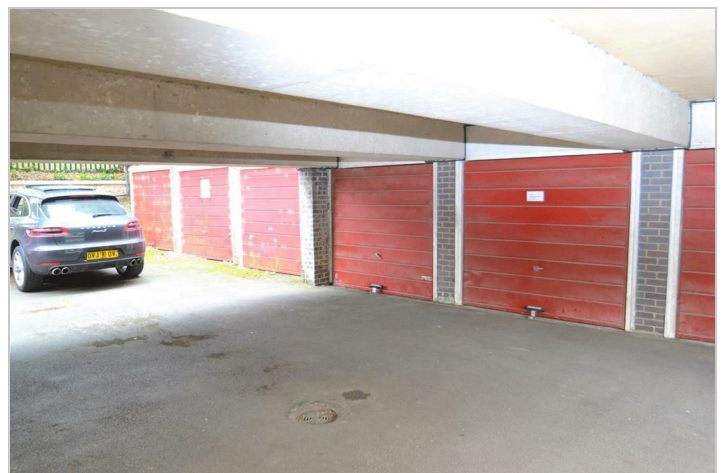
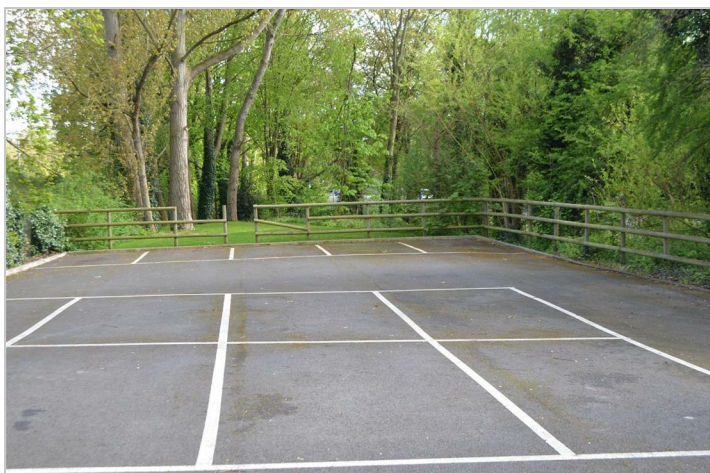
Resident Parking

One resident parking permit and additional visitor parking permit.

Lease Remaining: 115 Years

Service Charge: £1994.72

Ground Rent: £200 P.A.



Road Map



Hybrid Map

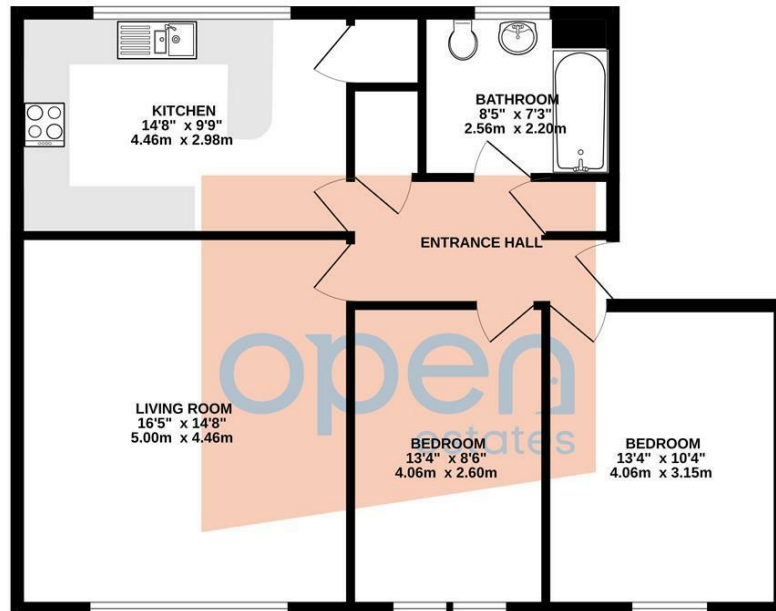


Terrain Map



Floor Plan

2ND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



BROOK COURT, WATLING STREET, RADLETT

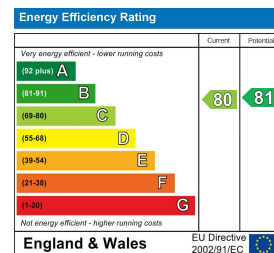
TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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