



Brook Court, Watling Street

Radlett, WD7 7JA

Guide Price £325,000



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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.

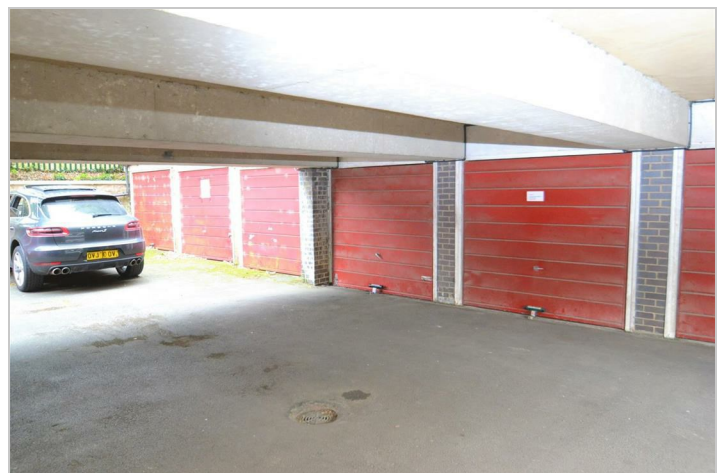
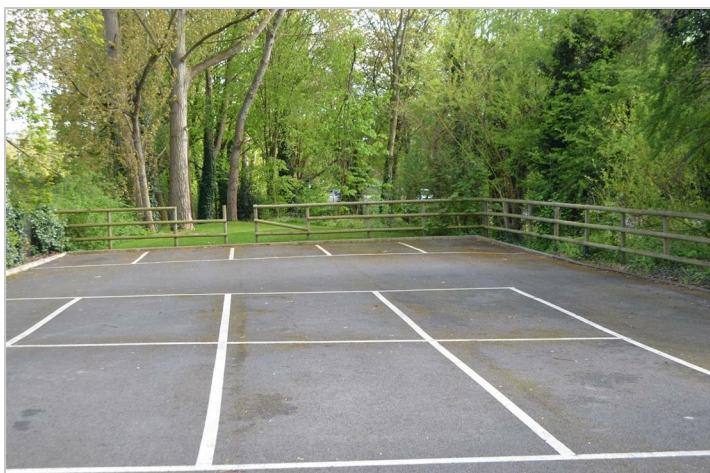
Resident Parking

One resident parking permit and additional visitor parking permit.

Lease Remaining: 115 Years

Service Charge: £1994.72

Ground Rent: £200 P.A.



Road Map



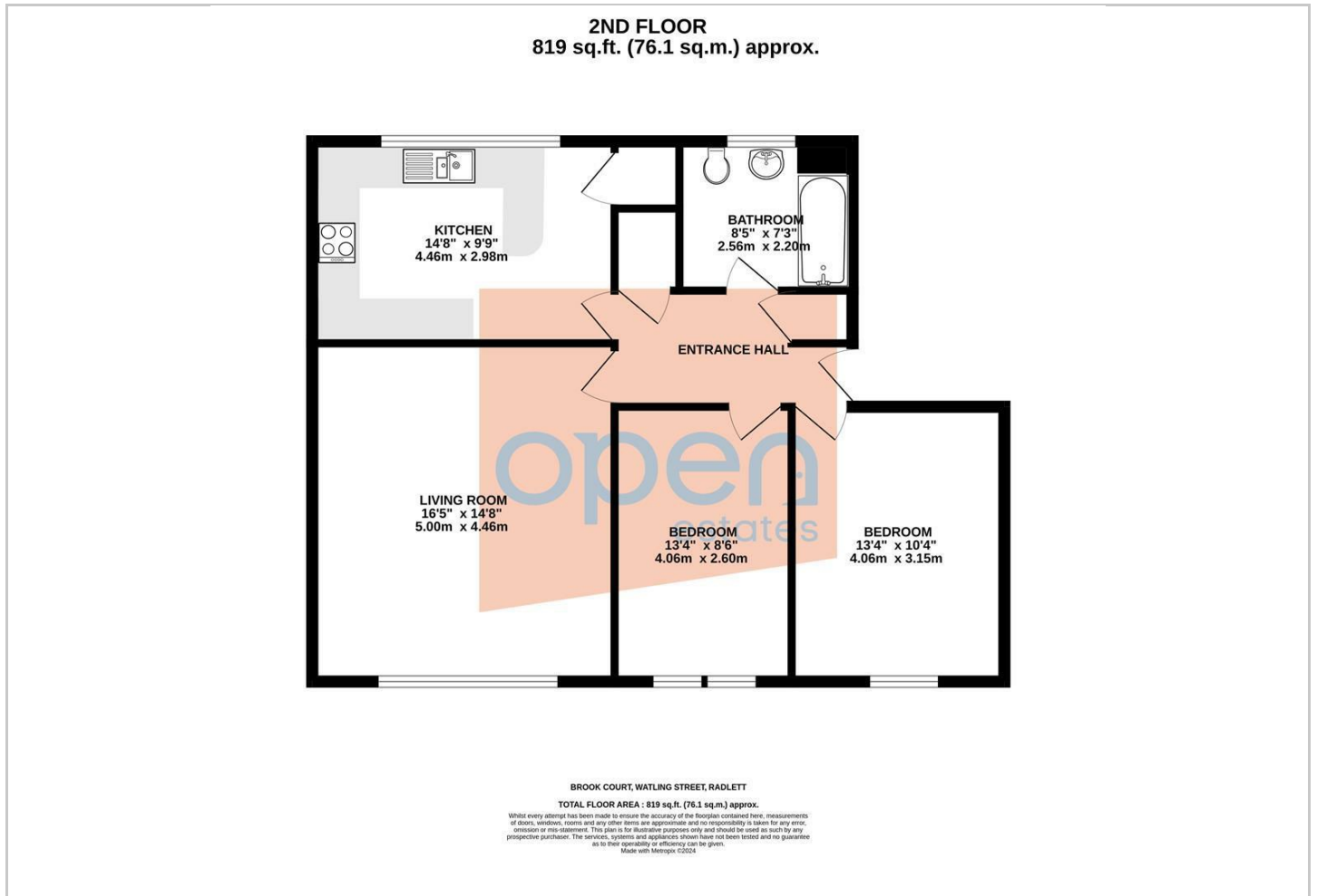
Hybrid Map



Terrain Map



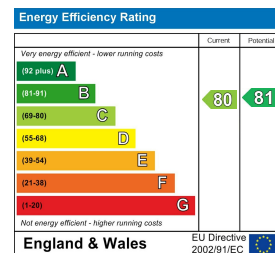
Floor Plan



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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