



## Slade Court

Watling Street, Radlett, WD7 7BT

Guide Price £395,000



# Slade Court

Watling Street, Radlett, WD7 7BT

Guide Price £395,000



A well-presented two bedroom raised ground floor apartment in this popular development for independent living for 55 and over, located right in the heart of Radlett Village. You will find all the local amenities of the village high street, as well as Radlett Station with direct links to Central London, right on the doorstep. 'Slade Court' is a small and friendly development that benefits from a part-time manager, 24-hour emergency call bells, attractive landscaped gardens and pond with excellent resident parking through-out. This leasehold apartment is available strictly to the 55 and over age group and is spacious, bright and airy with a private raised terrace that provides a great outside sitting area as well as a modern shower room and a garage en bloc and is being offered CHAIN FREE.

## Communal Entrance Hall

Wooden, part-glazed door, security entry-phone system, wall-mounted storage heater, wall-mounted car registration system, fully carpeted, decorative coving, wooden, part-glazed door to flat.

## Entrance Hall

Large double storage cupboard, airing cupboard with 'Megaflo' water tank, wall-mounted security/emergency call system, wall-mounted storage heater, decorative coving, fully carpeted.

## Living Room

18'10 x 12'2 (5.74m x 3.71m)

Dark wood feature fireplace with sandstone hearth and surround, feature electric fire, decorative coving, fully carpeted, window to side aspect, glazed French doors to private raised terrace, archway to dining room.

## Private Balcony

8 x 6'1 (2.44m x 1.85m)

Paved flooring, dwarf brick wall with decorative wrought iron balustrades, exterior water tap, exterior light fitting.

## Dining Room

8'11 x 8'5 (2.72m x 2.57m)

Space for table and chairs, two feature inset glass shelved units with lighting and storage cupboards below, decorative coving, wall-mounted storage heater, door to kitchen, window to front aspect.

## Kitchen

8'9 x 8 (2.67m x 2.44m)

Range of dark oak wall and base units, complementary worktops with tiled splash backs, stainless steel sink and drainer with chrome swan neck mixer tap, integrated Hotpoint oven, 4-ring electric hob with built-in extractor fan above, space for fridge/freezer, space for dishwasher, space for washing machine, fluorescent light fitting, window to side aspect.

## Bedroom One

15'1 x 9'2 (4.60m x 2.79m)

Double bedroom with full-width range of fitted wardrobes, decorative coving, wall-mounted lights, central ceiling light fitting, wall-mounted storage heater, fully carpeted, window to side aspect.

### Bedroom Two

9'1 x 8 (2.77m x 2.44m)

Smaller double bedroom, central ceiling light fitting, decorative coving, wall-mounted electric radiator, fully carpeted, window to side aspect.

### Shower Room

8'5 x 6 (2.57m x 1.83m)

White suite comprising: wash hand basin with chrome mixer tap mounted on a white vanity storage unit, low-level WC, walk-in shower with wall-mounted controls and shower riser with shower attachment, rail with shower curtain, wall-mounted shower seat, tiled walls to two sides, central ceiling light fitting, wall-mounted chrome towel warmer, tile affect flooring, obscure glazed window to rear aspect.

### Exterior

#### Garage En Bloc

Brick-built single garage with up and over door, lighting and power.

#### Resident Parking

Dedicated hard-standing carpark with ample parking via resident permit.

#### Communal Gardens

Well-maintained communal areas and gardens comprising areas of lawn, surrounded by flower beds, trees and shrubs, with paved sitting areas and benches.

**Lease Remaining: 92 Years**

**Service Charge: £5608.32 P.A.**

**Ground Rent: £0**



## Road Map



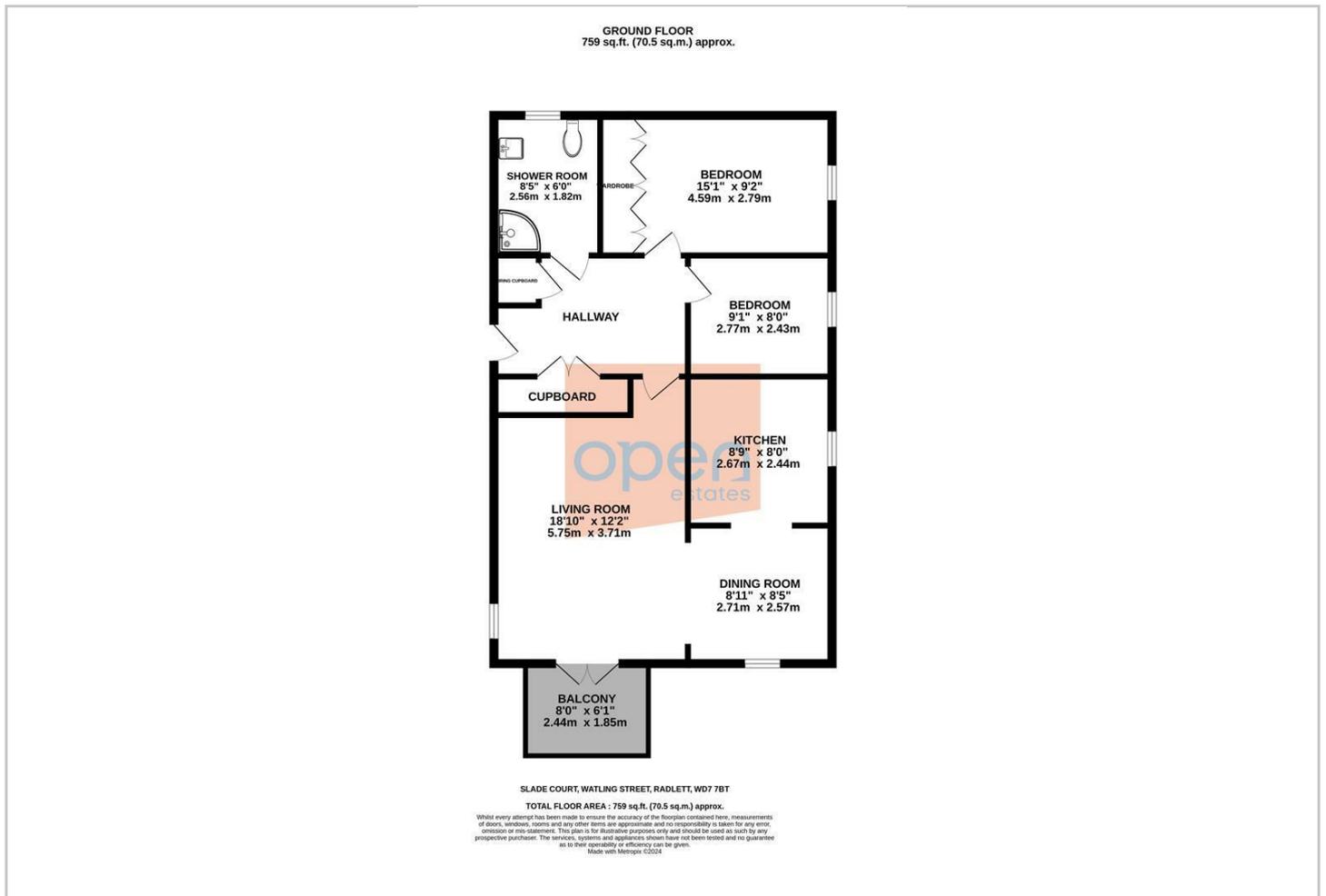
## Hybrid Map



## Terrain Map



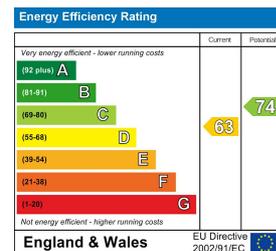
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.