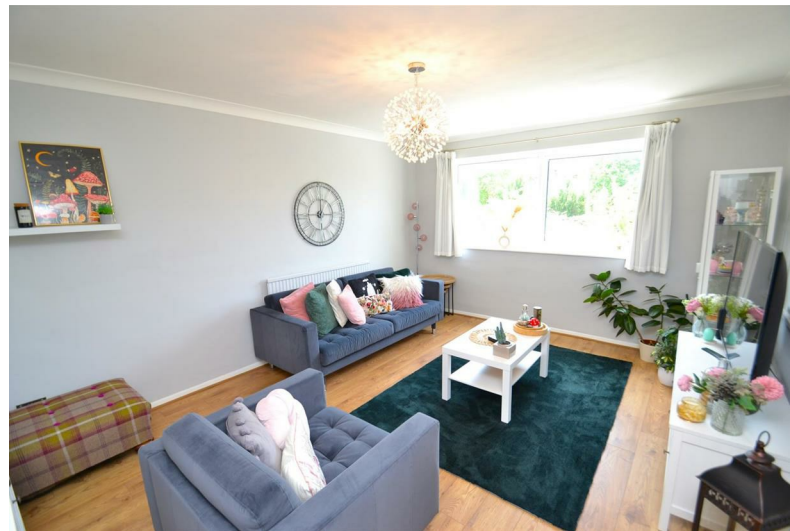




Brook Court, Watling Street

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



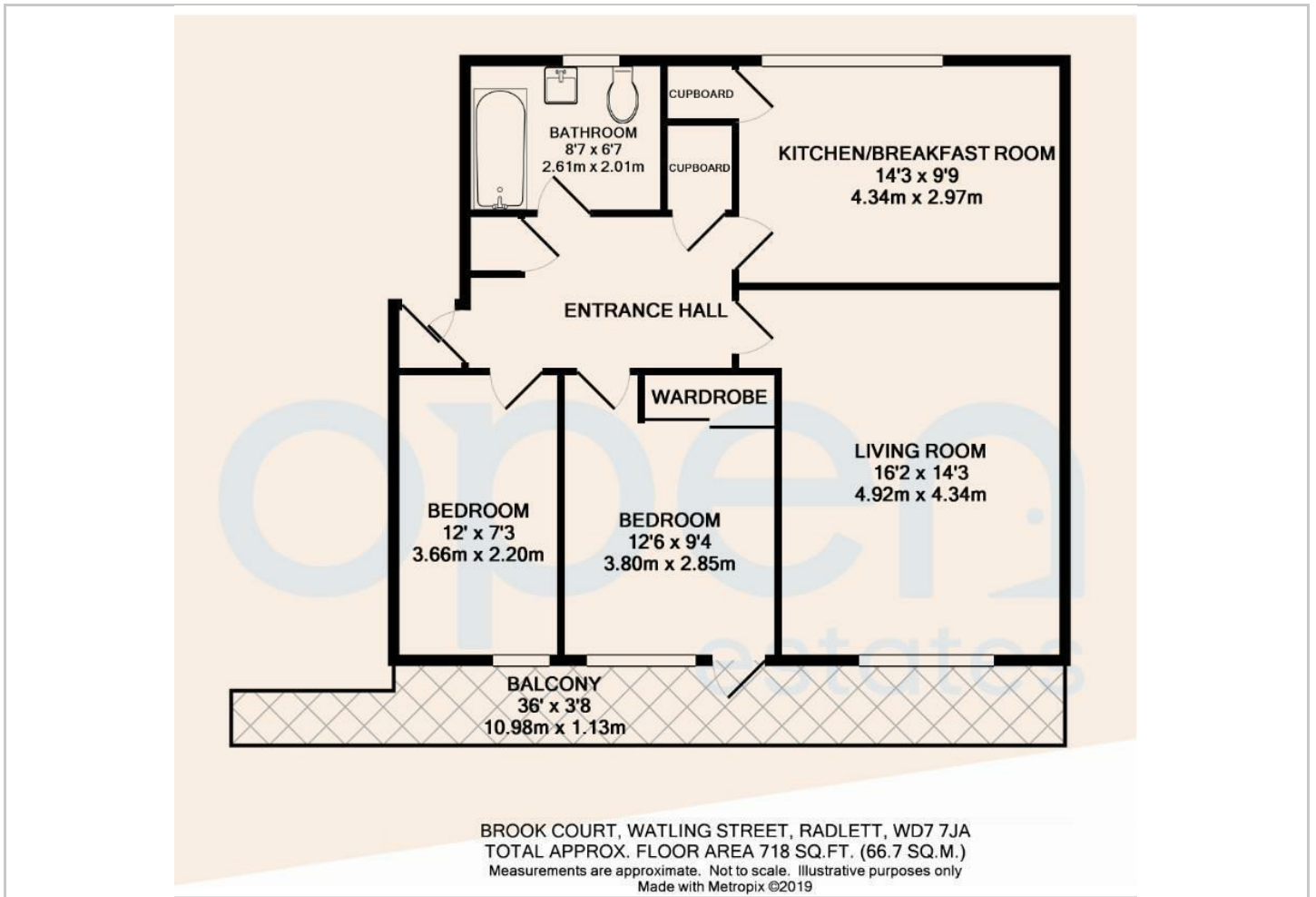
Hybrid Map



Terrain Map



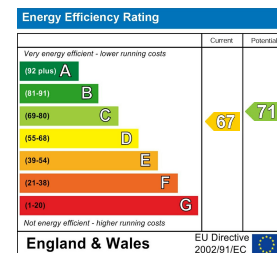
Floor Plan



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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