

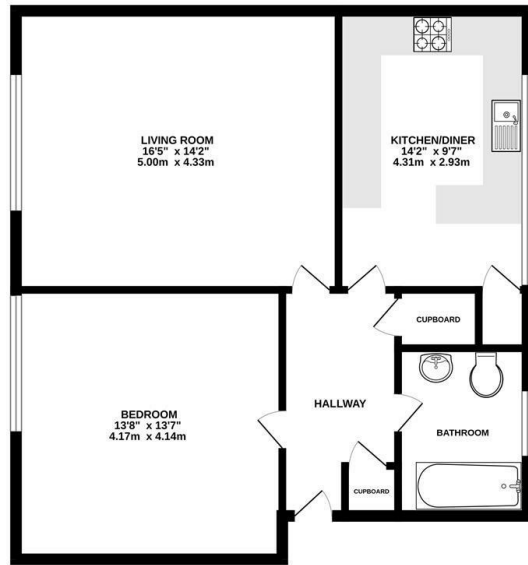


## Brook Court, Watling Street, Radlett

£299,999

- INVESTMENT PROPERTY
- 721 sq. ft.
- Ideal First Time Purchase
- Service Charge £1,960 approx per annum
- Walking distance to Thames Link
- Separate Kitchen
- Close to Radlett Village
- Large 1 Bedroom apartment
- Large Living Space
- Leasehold, Ground Rent £49 per annum

GROUND FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their operation or efficiency costs hereon.  
 Made with Metropix 12/23



## Directions

The property is located on Watling Street WD7 7JA, which is 0.5 of a mile to Radlett Village amenities as well as Radlett Thames Link train station.

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	