

Scrubbitts Square, Radlett, WD7 8JT

**Asking Price £269,950 Leasehold**

We are delighted to be able to offer this bright and immaculately presented one bedroom ground floor flat, located in a modern development, a short distance from the Mainline Railway Station and village centre.

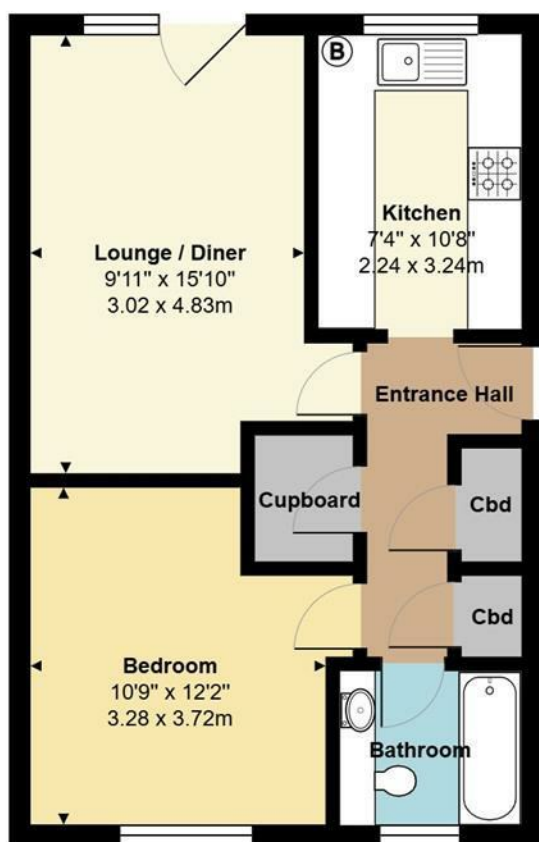
The apartment benefits from contemporary style decor and comprises a modern fitted kitchen and bathroom, double bedroom and good size lounge with Juliette balcony and ample storage. To the exterior there is parking and communal gardens.

The apartment is a short walk (under 10 mins) to the Village centre with its numerous shops and restaurants as well as the mainline Thameslink station which provides access to Central London in under 30 minutes via Kings Cross/St.Pancras and West Hampstead on the Jubilee Line.

Currently let on an AST until July 2025, £1,250 per month

EPC C/ Hertsmer Council tax band C/ Mains drainage/ Gas Central heating/ Leasehold 82 years remaining, service charge £1,345 per annum / Ground Rent £10 per annum

- One Bedroom Flat
- Ground Floor
- Communal Gardens
- Private Parking
- South Facing Reception Room
- EPC C



**Ground Floor**  
Area: 508 ft<sup>2</sup> ... 47.2 m<sup>2</sup>

Total Area: 508 ft<sup>2</sup> ... 47.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

**SUSMANS**  
ESTATES

## VIEWING

Tel: 01923 859444

299 Watling Street  
Radlett  
WD7 7LA

E-mail:  
office@susmansstates.com

Website:  
susmansstates.com

*Radlett Estate Agents Limited trading as Susmans Estates. Registered Office: First Floor, Radius House, Watford, Hertfordshire WD17 1HP  
Registered in England & Wales No.5579487*

Ref:

EPC Rating C



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