



SUSMANS
ESTATES

Brook Court, Radlett, WD7 7JA

Asking Price £379,000 Leasehold



A modern two bedroom two bathroom (one en suite) top floor apartment set in this popular apartment building located within walking distance to Radlett's ThamesLink station. The property benefits from a fully fitted open plan kitchen/living area, with wood floors & underfloor heating throughout. In addition there are fitted wardrobes to the master bedroom. To the exterior is a communal garden and off street permit parking.

The property is located a short walk from Radlett's village centre with its array of local shops, delis and coffee shops. The Mainline station affords easy access to Central London in under 30 minutes via West Hampstead (Jubilee line) and through to Kings Cross St.Pancras

EPC C / Hertsmere council tax band D / Electric underfloor heating/ Mains drainage & sewage/ Leasehold 109 remaining/ Service Charge £709 per Q April 2025 to March 2026

Currently let on an AST until 8/26 at a rent of £1500 per month. For more information please call 01923 859 444

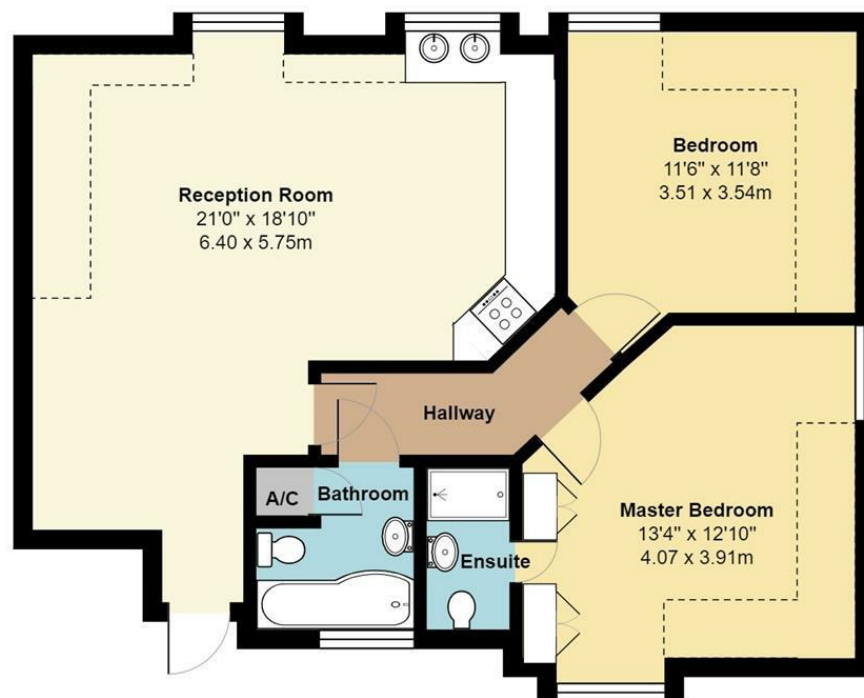
■ Two Double Bedroom Apartment ■ Two Bathrooms ■ Modern Open Plan Fitted Kitchen/Living Area ■ Wooden Floors Throughout ■ Close to Shops ■ Close to ThamesLink Station ■ EPC C / Council Tax Band D / Electric underfloor heating ■ Leasehold 109 remaining ■ Service Charge £709 per Q April 2025 to March 2026





PLAN FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Fourth Floor

Total Area: 776 ft² ... 72.1 m²

All measurements are approximate and for display purposes only



VIEWING

Strictly by appointment with Susmans Estates

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IMPORTANT NOTICE

These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Susmans (nor its joint agents) nor any of the other employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

Any point of particular importance which would influence the purchaser's decision to purchase the property should be verified by the purchaser. Please contact the agents. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

Any reference to alterations to or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any other intending purchaser.

EPC Rating C

299 Watling Street, Radlett, WD7 7LA

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