

# MATTHEW JAMES

Residential Sales • Lettings • Management



18 Lords Close, Radlett, WD7 9JE

**Asking Price £249,950**

A great opportunity to purchase this two bedroom maisonette arranged over the ground and first floor. The property is offered chain free and benefits from light and spacious rooms and a 250 year lease with no ground rent.

## Ground Floor

Private entrance door and stairs leading to first floor.

## First Floor

### Entrance Hall

Storage cupboard.

### Large Lounge



Carpeted, double glazed windows.

### Kitchen



Wall and base cupboards, work surface incorporating a sink and drainer unit, space for appliances, double glazed window.

### Bedroom One



Carpeted, double glazed windows.

## Bedroom Two



Carpeted, double glazed windows.

### Bathroom



Panel enclosed bath, wash basin, low flush WC, double glazed window.

### Additional Information

New 250 year lease

No ground rent

Service charge to be advised

## Floor Plan

### LORDS CLOSE

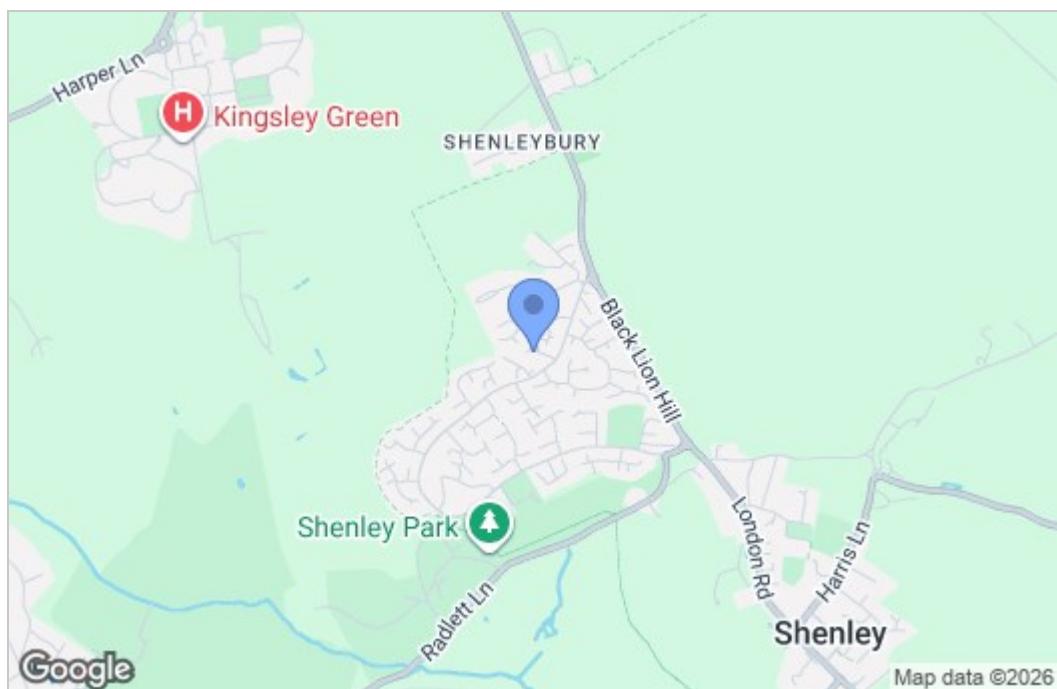
APPROXIMATE GROSS INTERNAL FLOOR AREA: 691 SQ FT - 64.14 SQ M



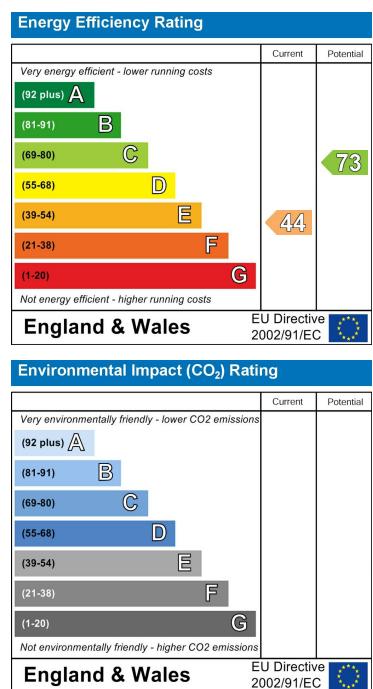
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## Area Map



## Energy Efficiency Graph



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