



Craigmount

Radlett, WD7 7LW

- 2 Double Bedrooms
- Modern Bathroom
- Spacious Living/Dining Room
- Kitchen/Breakfast Room
- Double Length Garage
- Two Allocated Parking Spaces
- Communal Lawns & Gardens
- Short Walk to Station

Offers in Excess of
£350,000



T: 01923 537 111



A two double bedroom second/top floor apartment situated in a highly popular development just a short walk from Radlett Village centre with its wide selection of boutiques, restaurants, coffee shops and supermarkets and mainline station with direct access to Kings Cross/St Pancras Station. The apartment is presented in good condition with leaded light double glazing, inset spotlights in most rooms, double length garage, two allocated parking spaces and attractive views over lawns and gardens to the front. The accommodation comprises two double bedrooms, kitchen/breakfast room, living/dining room and bathroom and this spacious flat would make an ideal home for an end user or investment purchase and is being sold CHAIN FREE.

SECOND FLOOR

Communal carpeted landing approached via a staircase with wrought iron handrails and balustrades, window to rear aspect.

ENTRANCE HALL

Laminate flooring, inset spotlights, cloaks cupboard, doors to all rooms.

LIVING/DINING ROOM

17' 1" x 10' 10" (5.21m x 3.3m) Open plan to kitchen/breakfast room, decorative coving, inset spotlights, laminate flooring, window to rear aspect.

KITCHEN/BREAKFAST ROOM

11' 9" x 9' 1" (3.58m x 2.77m) Range of white high gloss wall and base units with complimentary worktops and mosaic tiled splash backs, stainless steel one and a half bowl sink and drainer with chrome mixer tap, pull out larder, 4-ring 'Zanussi' gas hob with chrome chimney and extractor fan and electric oven below, free standing dishwasher, fridge and freezer, recently installed integrated washing machine, combi boiler, inset spotlights, laminate flooring, space for breakfast table and two windows to rear and side aspect.

BEDROOM ONE

11' 9" x 10' (3.58m x 3.05m) Double bedroom with decorative coving, fully carpeted, space for wardrobes, secondary glazing to window with front aspect overlooking gardens.

BEDROOM TWO

11' 9" x 9' 11" (3.58m x 3.02m) Double bedroom, decorative coving, fully carpeted, space for wardrobes, secondary glazing to window with front aspect overlooking gardens.

FAMILY BATHROOM

8' 8" x 6' (2.64m x 1.83m) White three piece suite comprising low-level WC, pedestal mounted wash hand basin with chrome mixer tap, wood panelled bath with side rails, chrome mixer taps, shower screen and wall-mounted shower hose, shelves to two sides, fully tiled walls, vinyl flooring and secondary glazing to obscure glazed window with side aspect.

EXTERIOR

COMMUNAL GARDENS

Well-maintained communal gardens through-out the development with areas of lawn, assorted trees and shrubs.

DOUBLE LENGTH GARAGE

Large double length garage beneath block with up and over door, power and lighting.

ALLOCATED PARKING

Two allocated parking spaces in communal parking area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band D

TENURE

Leasehold

LEASE REMAINING 88 YEARS

LOCAL AUTHORITY

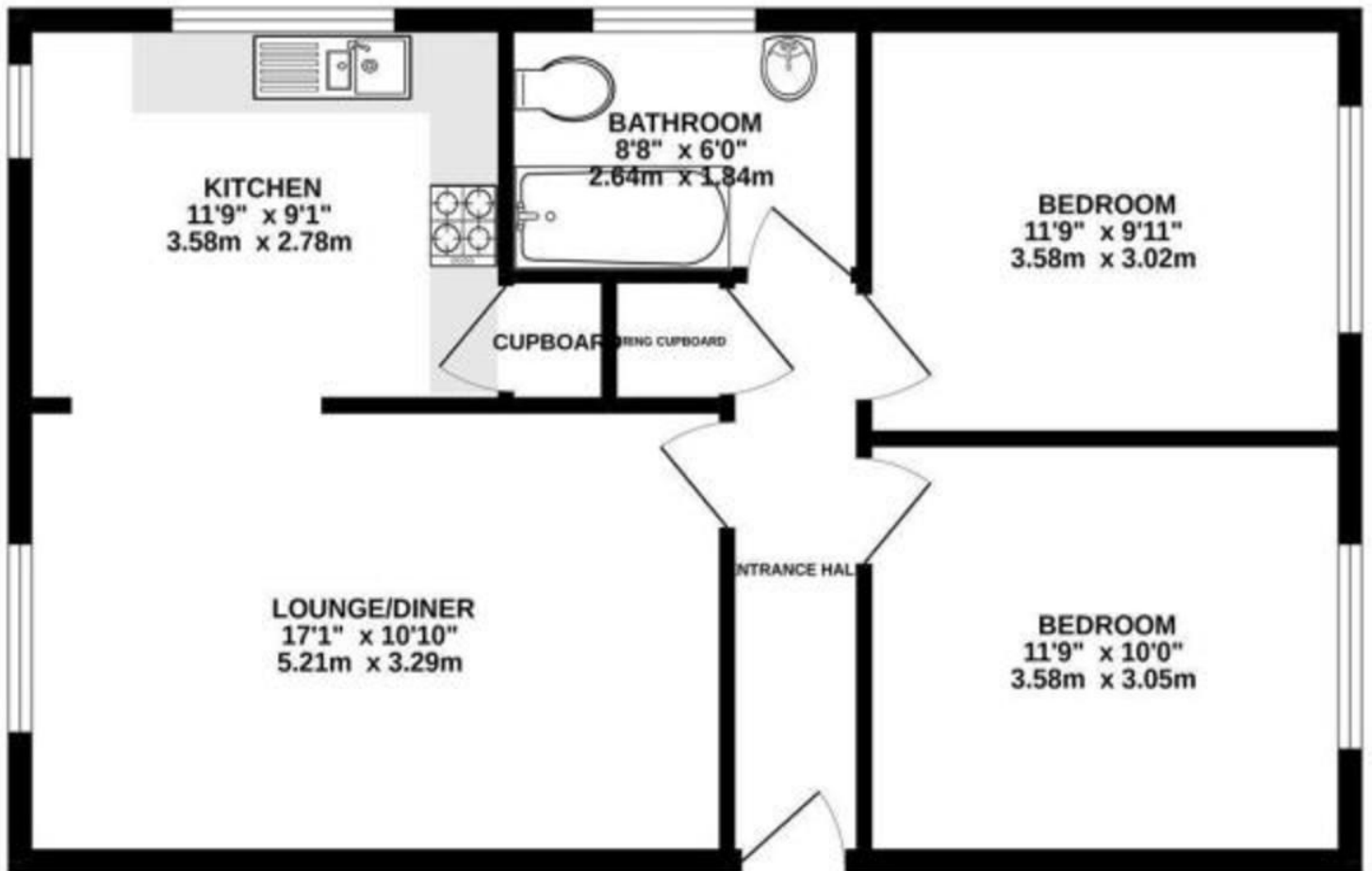
Hertsmere Borough Council

SERVICE CHARGE £2942.10 P.A.

GROUND RENT £75 P.A.



SECOND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.