

PETERMANS
LOCAL PROPERTY EXPERTS



Brook Court, Radlett, WD7 £285,000 Leasehold

- Large One Bedroom, Ground Floor Flat
- Bright Reception Room
- Spacious Fitted Kitchen
- Bathroom
- Highly Sought After Location Within Easy Walking Distance Of Radlett Station And Radlett Town Centre
- Garage
- 640 Sq Ft

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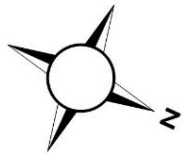


We are delighted to present this larger than average one bedroom ground floor flat, offered in good decorative order throughout. Ideally located within a short walk of Radlett town centre and Radlett Station, the property provides excellent transport links to London and the north.



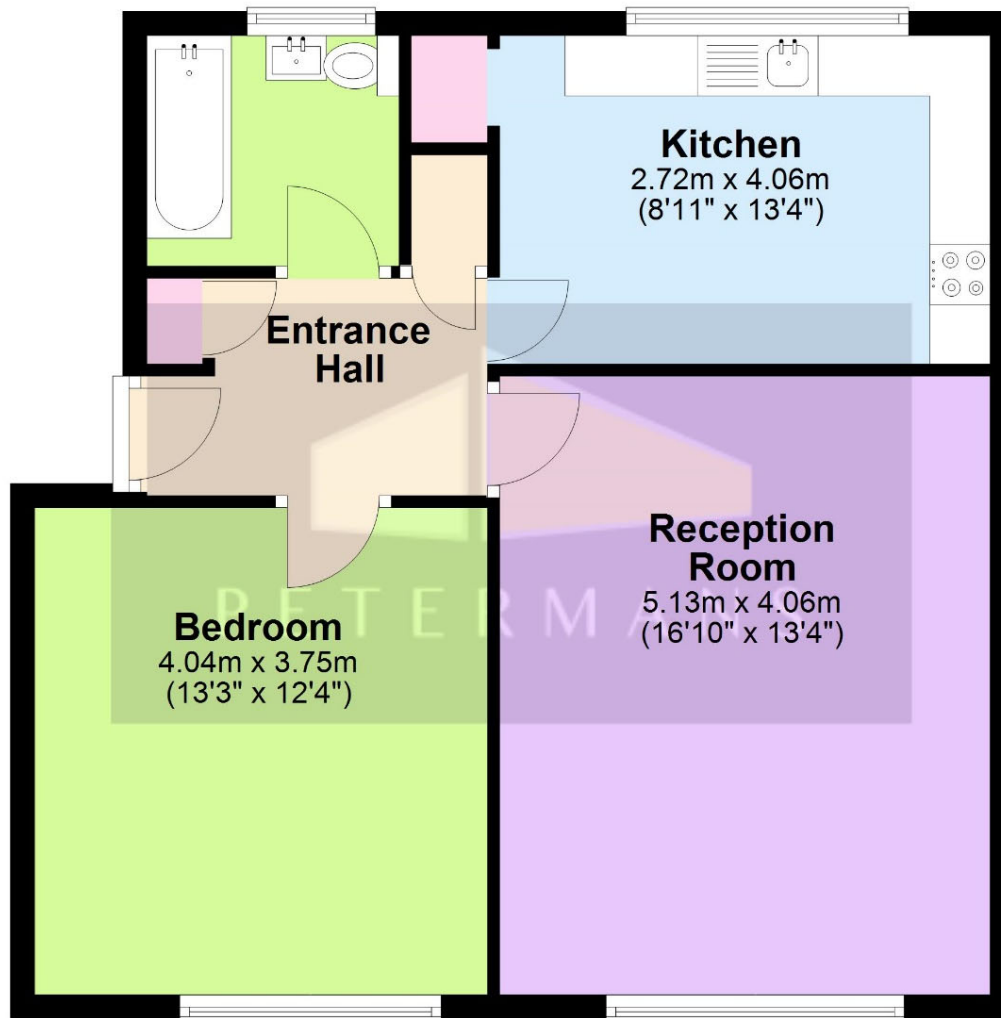
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Situated on the ground floor of a well maintained three storey block, the flat offers generous and well planned accommodation. Features include a welcoming entrance hall with ample storage cupboards, spacious kitchen/breakfast room, bright reception room, well-appointed bathroom and comfortable bedroom with fitted wardrobes. Further benefits include on site parking and a garage. This attractive property would make an ideal first time purchase or a strong buy to let investment.



Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



Total area: approx. 59.5 sq. metres (640.2 sq. feet)

VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

Price:	£285,000
Tenure:	Leasehold
Beds:	1
Baths:	1
Reception Rooms:	1
Total Sq Ft:	640
Council Tax Band:	Band D in Barnet
EPC Rating:	C
Service Charge:	£2,836 per annum
Ground Rent:	£200 per annum
Lease Length:	163 years remaining

Distance to:
Radlett Station: 0.5 Miles

