

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

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ  
t: 020 8958 5040 e: [edgware@petermans.co.uk](mailto:edgware@petermans.co.uk) w: [www.petermans.co.uk](http://www.petermans.co.uk)



NORTH LONDON  
HOSPICE

ARLA NAEA

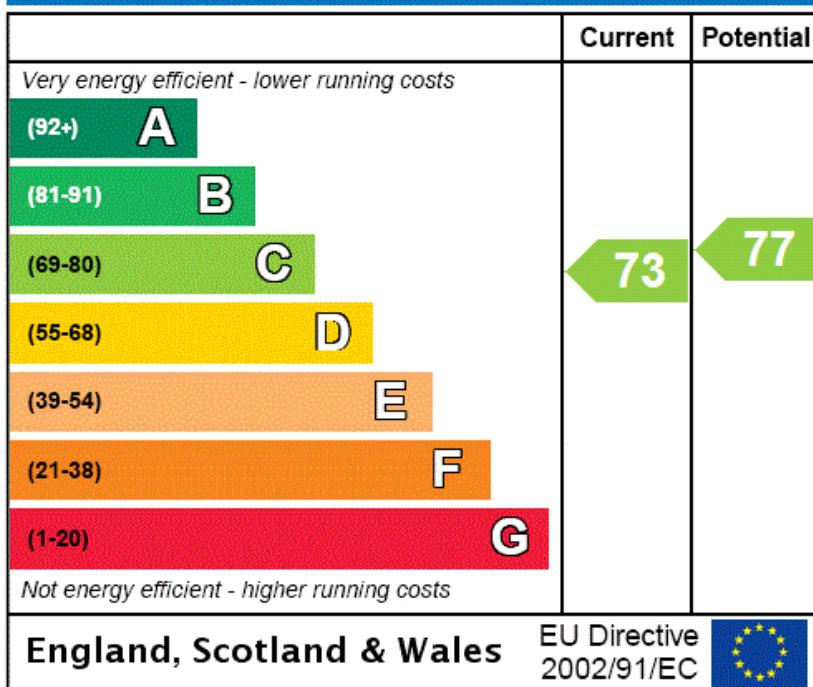
Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



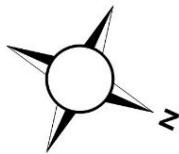
We are delighted to present this larger than average one bedroom ground floor flat, offered in good decorative order throughout. Ideally located within a short walk of Radlett town centre and Radlett Station, the property provides excellent transport links to London and the north.



## Energy Efficiency Rating



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

