



Slade Court

Watling Street, Radlett, WD7 7BT

- Warden Assisted
- 2 Bedrooms
- Shower Room
- L-Shaped Living/Dining Room
- Fitted Kitchen
- Garage En Bloc
- Communal Gardens
- CHAIN FREE

Guide Price £355,000



T: 01923 537 111



A very well presented and spacious first floor two bedroom apartment in this popular development for independent living for 55 and over, located directly off Radlett Village High Street and just a short distance from the station. This bright and airy property can be accessed by stairs or by stairlift and enjoys the benefit of a single garage en bloc with a small area of garden to the side which has been maintained by the current owners. This is also one of the few apartments with an additional dining area located between the living room and the kitchen. The development has an on-site manager available in the mornings, midweek till 2 pm and then a 24-hour emergency assistance line. The property is being sold chain free and there is also a loft area and Economy 7 storage heating throughout.

COMMUNAL ENTRANCE HALL

Accessed from security entry phone system, fully carpeted, staircase and stairlift to first floor landing.

COMMUNAL LANDING

Well-lit communal landing fully carpeted leading to private wooden and part glazed front door.

PRIVATE ENTRANCE HALLWAY

Double cloaks and storage cupboard, airing cupboard housing Megaflow water tank, arched recess with shelving and wall lamp, carpeted, loft storage hatch.

LIVING ROOM

18' 1" x 12' 3" (5.51m x 3.73m) Electric fireplace with wood surround and mantel, feature grate with brass surround and marble hearth, arched recess with shelving and cupboard below, fully carpeted, double doors to Juliet balcony with front aspect, Velux window to side aspect, arch to:

DINING ROOM

9' 1" x 7' 10" (2.77m x 2.39m) Space for dining table and chairs, space for side-board, window to front aspect, carpeted, door to kitchen.

KITCHEN

9' 1" x 7' 11" (2.77m x 2.41m) Well-maintained light wood kitchen comprising comprehensive range of wall and base units with laminate worktops, built-in single oven, electric hob with extractor fan above, integrated 'Indesit' washing machine, integrated 'Hotpoint' fridge and freezer, tiled splashback, vinyl flooring and window to side aspect.

BEDROOM ONE

15' 1" x 9' 3" (4.6m x 2.82m) Double bedroom with range of built-in wardrobes, wall-mounted bedside lamps, fully carpeted and window to side aspect.

BEDROOM TWO


9' 1" x 8' 0" (2.77m x 2.44m) Single bedroom with space for wardrobes, wall mounted light fitting, fully carpeted and window to side aspect.

SHOWER ROOM

9' 3" x 6' 0" (2.82m x 1.83m) Low-level WC, ceramic wash hand-basin with chrome taps and vanity unit below, part tiled walls, shower cubicle with wall mounted shower and controls, laminate flooring, heated chrome towel rail, wall mounted 'dimplex' heater and obscure glazed window to rear aspect.

GARAGE EN BLOC

18' 1" x 8' 6" (5.51m x 2.59m) Single en bloc brick-built garage with up and over door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	74
(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 F

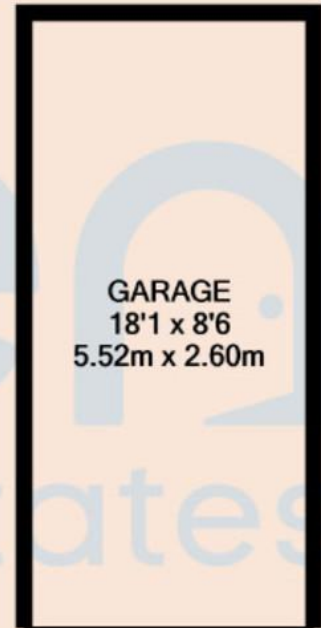
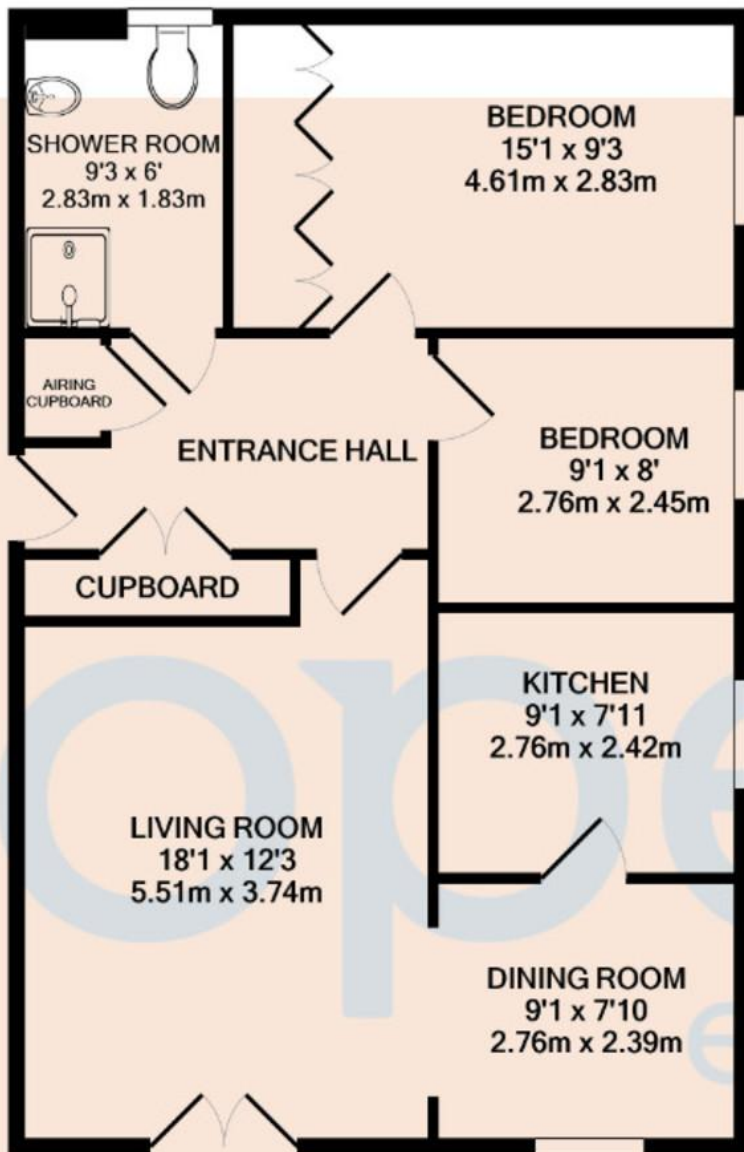
TENURE

Leasehold

LOCAL AUTHORITY

Hertsmere Borough Council





GROUND FLOOR

GARAGE

**SLADE COURT, WATLING STREET, RADLETT, WD7 7BT
TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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OFFICE

54 Watling Street
Radlett
Hertfordshire
WD7 7NN

T: 01923 537 111

E: info@openstates.co.uk

W: www.openstates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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