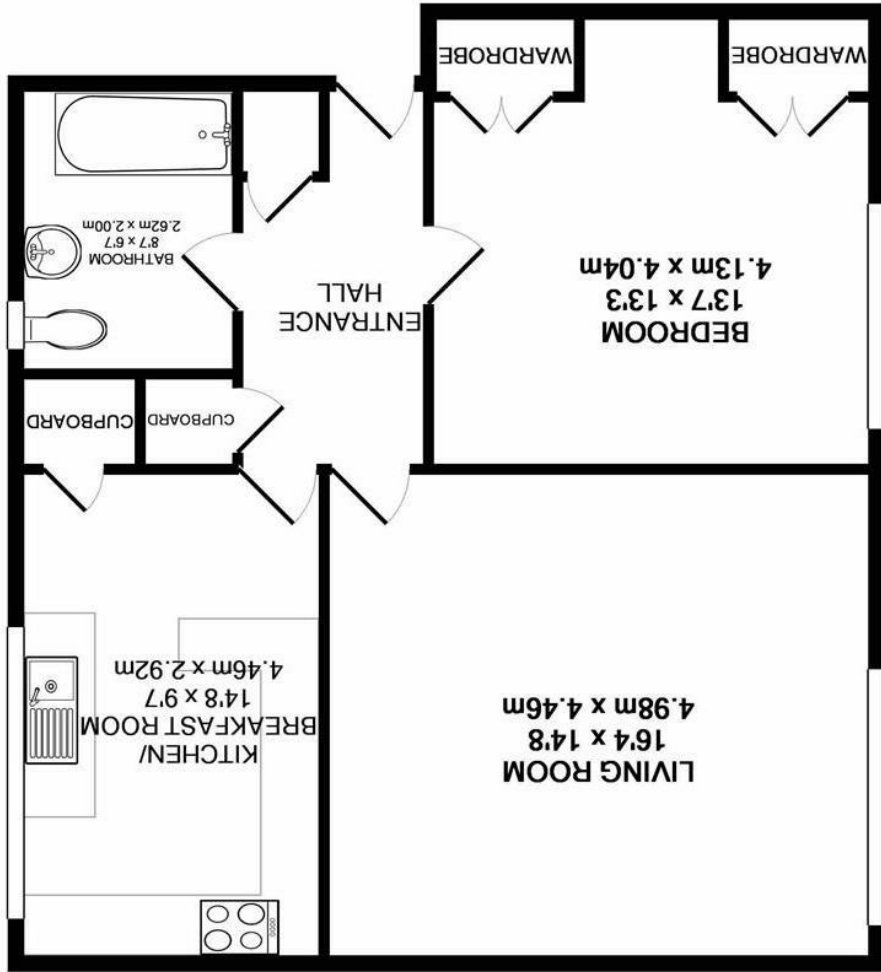


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.2 SQ.M.)



LUMLEY ESTATES



Watling Street, Radlett  
 Leasehold

Tel: 01923 853 366  
 Email: info@lumleyestates.co.uk





**Watling Street**  
**Radlett**  
**Hertfordshire WD7 7JA**



NO UPPER CHAIN. A very spacious ground floor apartment located on Watling Street. Benefiting from over 690 Sq.Ft of accommodation the property has been recently redecorated, with new flooring throughout and a newly refurbished kitchen. Comprising; spacious entrance hall with storage cupboards, large living room, double bedroom with fitted wardrobes and family bathroom. Brook Court is situated within 0.6 miles of Radlett's many shops, restaurants and mainline station, offering a village location, less than 30 minutes by train into Kings Cross, London.

We are advised by the Managing Agents of Brook Court that the the current lease (which has circa 81 years remaining) can be extended for a new 125 year lease at a cost of £9,650 plus legal, valuation and processing fees of £1654.

