



201b Watling Street

Radlett, WD7 7AQ

Offers In Excess Of £325,000



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Odyssey 2 is a small development located in the centre of Radlett Village in an excellent position for both commuters, being only 300 metres from the station and Thameslink trains with direct access to London St Pancras in about 26 minutes. This beautifully presented one bedroom ground floor apartment with its own private entrance is also located just a short walk from the village main street with its wide variety of cafes, restaurants, good blend of shops and a highly popular 300 seat theatre for arts and culture. Fulfilling the continuing move towards combined kitchen/living/dining, the apartment is spacious with a well-planned layout which flows incredibly well throughout. This delightful home further benefits from having neither sight nor sound from the railway to the rear of the development and the accommodation further comprises, an entrance hallway, inner lobby area with storage and utility cupboards connecting the kitchen to a Jack and Jill bathroom which then leads into a spacious bedroom continuing back to the entrance hallway. The apartment further benefits from allocated a secure underground parking space, ample visitor parking, securely locked communal bike and buggy storeroom and access to a large communal roof terrace ideal for socialising with friends and neighbours.

GROUND FLOOR

Part-glazed UPVC multi-lock front door, wall-mounted electric light, wooden planter troughs containing high quality artificial box hedging.

ENTRANCE HALL

'Karndean' flooring, decorative coving, doors to bedroom and living room.

LIVING/DINING ROOM

16'10" x 11'4" (5.13 x 3.45)

'Karndean' flooring, decorative coving, inset spotlights, two wall-mounted electric programmable panel heaters, space for dining table and chairs, space for seating/TV area, two glazed/part obscured windows to front aspect, open-plan to;

KITCHEN

11'4" x 7'4" (3.45 x 2.24)

Luxury German bespoke fitted kitchen comprising; ample high-gloss wall and base units with complimentary worktops and matching upstand, integrated appliances including single oven, fridge/freezer, dishwasher, induction hob with black glass extractor hood and brushed steel chimney above, stainless steel 1 1/2 bowl sink and drainer with

chrome mixer tap, LED under cupboard lighting, 'Karndean' flooring, 4-spot ceiling lighting, decorative coving, door to inner lobby with utility cupboard and additional storage cupboard.

INNER LOBBY

Door to utility cupboard containing space for washer/dryer, additional storage, mains fuse board, door to additional storage cupboard.

BEDROOM

13'6" x 11'10" (4.11 x 3.61)

L-shaped double bedroom with space for bed, large 3-door wardrobe, space for drawer unit, 'Karndean' flooring, decorative coving, inset spotlights, wall-mounted electric programmable panel heater, glazed/part obscure window to front aspect, door to bathroom.

BATHROOM

White sanitary hardware by 'Roca' comprising, low-level WC with chrome wall-flush, wash hand basin with 'Vado' polished chrome taps and white gloss soft closing vanity unit below. 'Vado' power shower unit with polished chrome wall-mounted shower head

Tel: 01923 537 111

and controls, panelled bath with polished chrome taps and hand-held shower attachment, 'Porcelanosa' tiled flooring and full-height ceramic tiled wall covering to water sensitive areas and half-height elsewhere, mirrored heated towel radiator, glass wall shelving, 4-spot light fitting.

EXTERIOR

COMMUNAL ROOF TERRACE

Very large paved rooftop terrace with brick wall and decorative wall surrounds accessed by elevator and stairs.

SECURE UNDERGROUND PARKING

One allocated parking space in gated underground carpark accessed via lift and stairs with electric vehicle gate to ramp access.

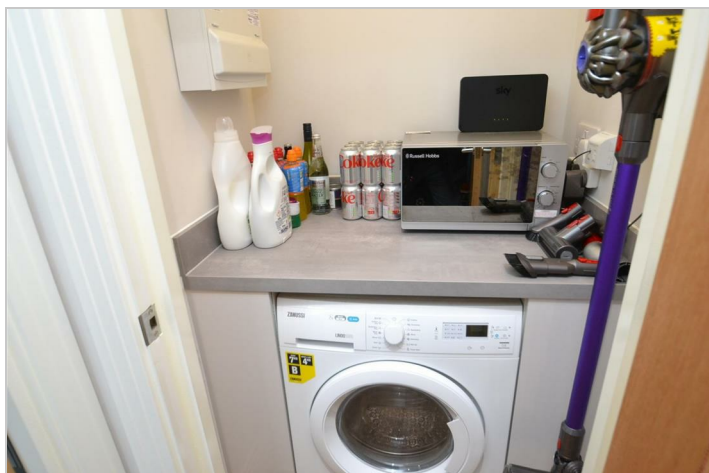
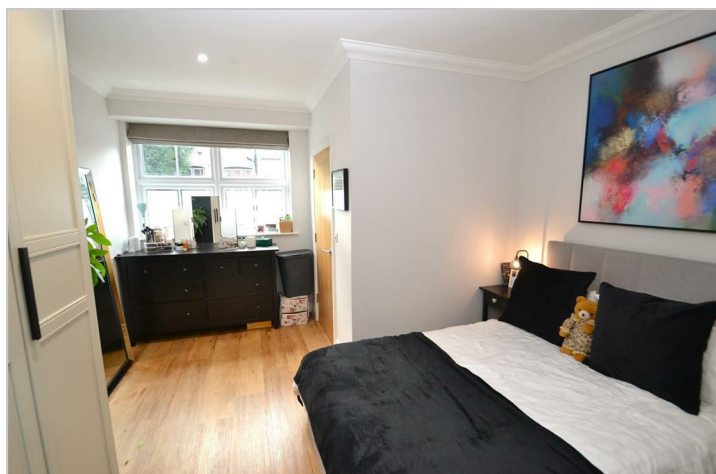
COMMUNAL BIKE AND STORE ROOM

Security gated, brick built store room with bike racks and area for buggy and other larger storage needs.

Lease Remaining 119 Years

Service Charge £1500 P.A.

Ground Rent £300 P.A.



Road Map



Hybrid Map



Terrain Map



Floor Plan

APARTMENT 2

Living/Dining
5154mm x 3461mm
16'10" x 11'4"

Kitchen
3461mm x 2255mm
11'4" x 7'4"

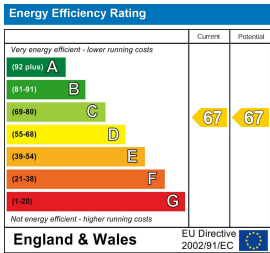
Bedroom (max)
4119mm x 3629mm
13'6" x 11'10"

55.2 sq.m.
594 sq.ft.
(Dimensions to arrows)

Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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