



Winkworth



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GEMINI PARK, BOREHAMWOOD, HERTFORDSHIRE, WD6
£290,000 LEASEHOLD

**A WELL PRESENTED GROUND FLOOR APARTMENT
WITH SECURED ALLOCATED PARKING AND BALCONY**

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DESCRIPTION:

Offered for sale "Chain Free" and with the benefit of a covered and secure larger than average parking space located nearby is this well presented one bedroom ground floor apartment

Constructed approx. ten years ago by the award winning developers, Taylor Wimpey, the property provides well-proportioned accommodation which totals approaching 600 Square feet, and is complimented by a private balcony.

Located within easy access of Borehamwood High Street, with its plethora of shops and restaurants and Thameslink station, and also the newly constructed Sky studios the property would be ideal for a first time buyer, investor or downsizer.

AT A GLANCE

- 1 Bedroom
- 114 Year Lease
- 592 Square Feet
- Secure Allocated Parking Space
- Chain Free
- Balcony
- Communal Gardens





Approximate Gross Internal Area = 55.0 sq m / 592 sq ft

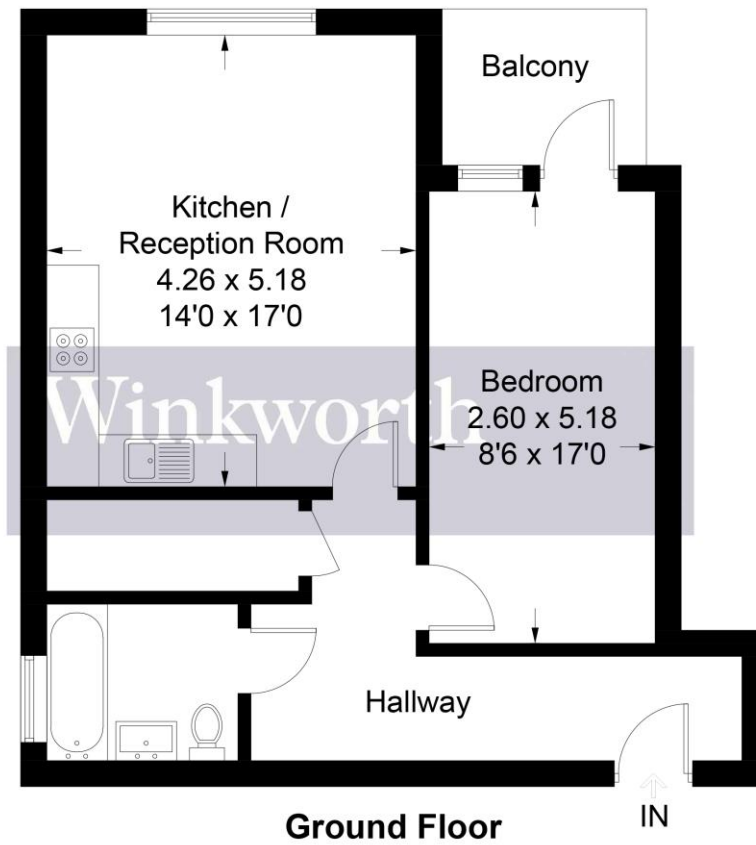


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1098450)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(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	

Tenure: Leasehold

Term: 114 year and 6 months

Service Charge: TBA per annum

Ground Rent: £ 200 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.