



BROOK ROAD, HERTFORDSHIRE, WD6

£300,000 LEASEHOLD

A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR FLAT WITH OWN REAR GARDEN

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DESCRIPTION:

Located within walking distance of both Aberford and Meadow Parks as well as Borehamwood High Street and within easy access of well-regarded and "Good" Ofsted rated schools including Cowley Hill, St Teresa and Woodland Primary School is this two double bedroom first floor purpose built flat.

The accommodation is spacious and well proportioned, totals approaching 700 square feet, is complimented by an own section of private garden and outside storage shed, and would be ideal for a first time buyer, down sizer or small family

AT A GLANCE

- Two Double Bedrooms
- Own Private Rear Garden
- 683 Square Feet
- Gas Central Heating
- Kitchen Breakfast Room
- 172 Year Lease
- Entryphone





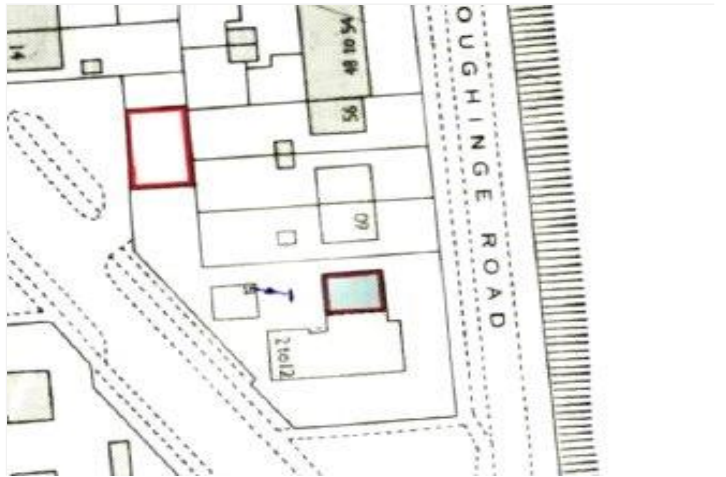
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Approximate Gross Internal Area = 63.5 sq m / 683 sq ft

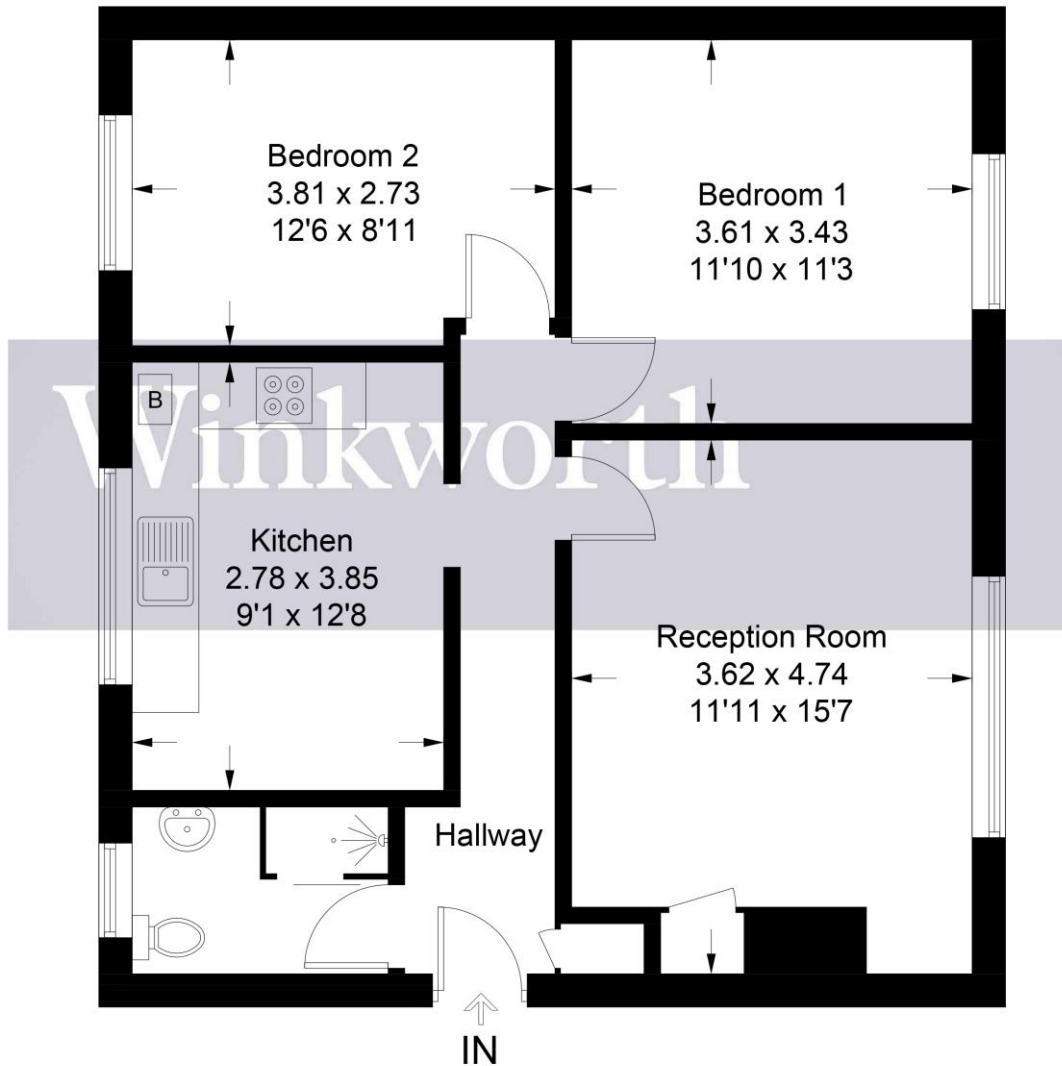


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1123220)

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
(92-100) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold

Term: 172 year and 9 months

Service Charge: £756.54 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

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.