



ELSTREE WAY, HERTFORDSHIRE, WD6

£395,000 LEASEHOLD

**AN IMMACULATELY PRESENTED TWO DOUBLE
BEDROOM, TWO BATHROOM, SECOND FLOOR
APARTMENT.**

Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk



DESCRIPTION:

Constructed approx. five years ago by the highly regarded and award winning developers, Taylor Wimpey, is this immaculately presented two bedroom, two bathroom second floor apartment with lift.

Sold with the benefit and peace of mind an NHBC Warranty provides, as well as an allocated parking space and balcony, the property offers approaching 750 square feet of bright and spacious accommodation and would be ideal for a first time buyer, down sizer or buy to let investor.

AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms
- 748 Square Feet
- Gas Central Heating
- Allocated Parking Space
- NHBC Certificate
- Lift
- Roof Terrace





First, Second, Third & Fourth Floor

Plots 56, 64, 72 & 80

Kitchen/Living/Dining Area

7.31m x 3.51m 24'0" x 11'6"

Bedroom 1

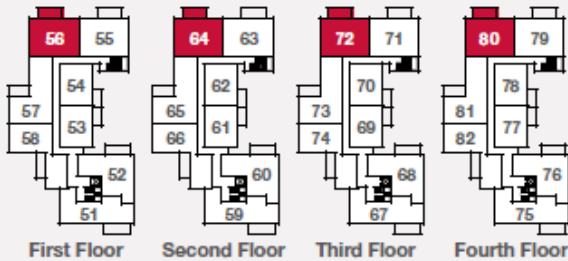
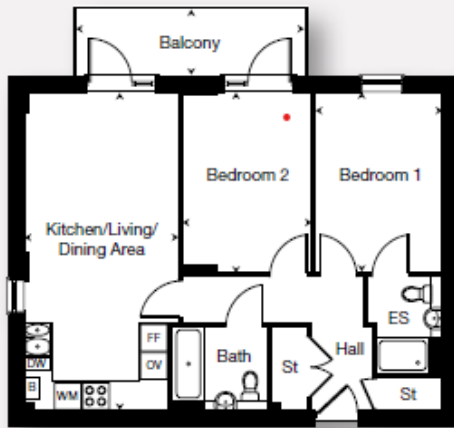
4.15m x 2.90m 13'7" x 9'6"

Bedroom 2

4.15m x 2.94m 13'7" x 9'8"

Balcony

5.22m x 1.50m 17'1" x 4'11"



Total Net Area:

69.5 sq m – 748 sq ft

Key

B – Boiler DW – Dishwasher ES – Ensuite
 FF – Fridge/Freezer OV – Oven St – Store
 WM – Washing Machine

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 | 85 | 85 |
| (81-91) | B | | |
| (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: 117 year and 4 months

Service Charge: £2200 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

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.