



Winkworth



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**THE REDDINGS, BOREHAMWOOD, HERTFORDSHIRE, WD6  
OIEO £365,000 LEASEHOLD**

**AN IMMACULATELY PRESENTED TWO BEDROOM  
GROUND FLOOR FLAT.**

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



### DESCRIPTION:

Having been subject to an extensive schedule of refurbishment and improvement this two bedroom ground floor purpose built flat is immaculately presented throughout.

Benefitting from a southerly facing balcony and covered parking space the flat is located in a quiet sought after turning a short distance from Borehamwood town centre and Thameslink station and would be ideal for a first time buyer or downsizer.

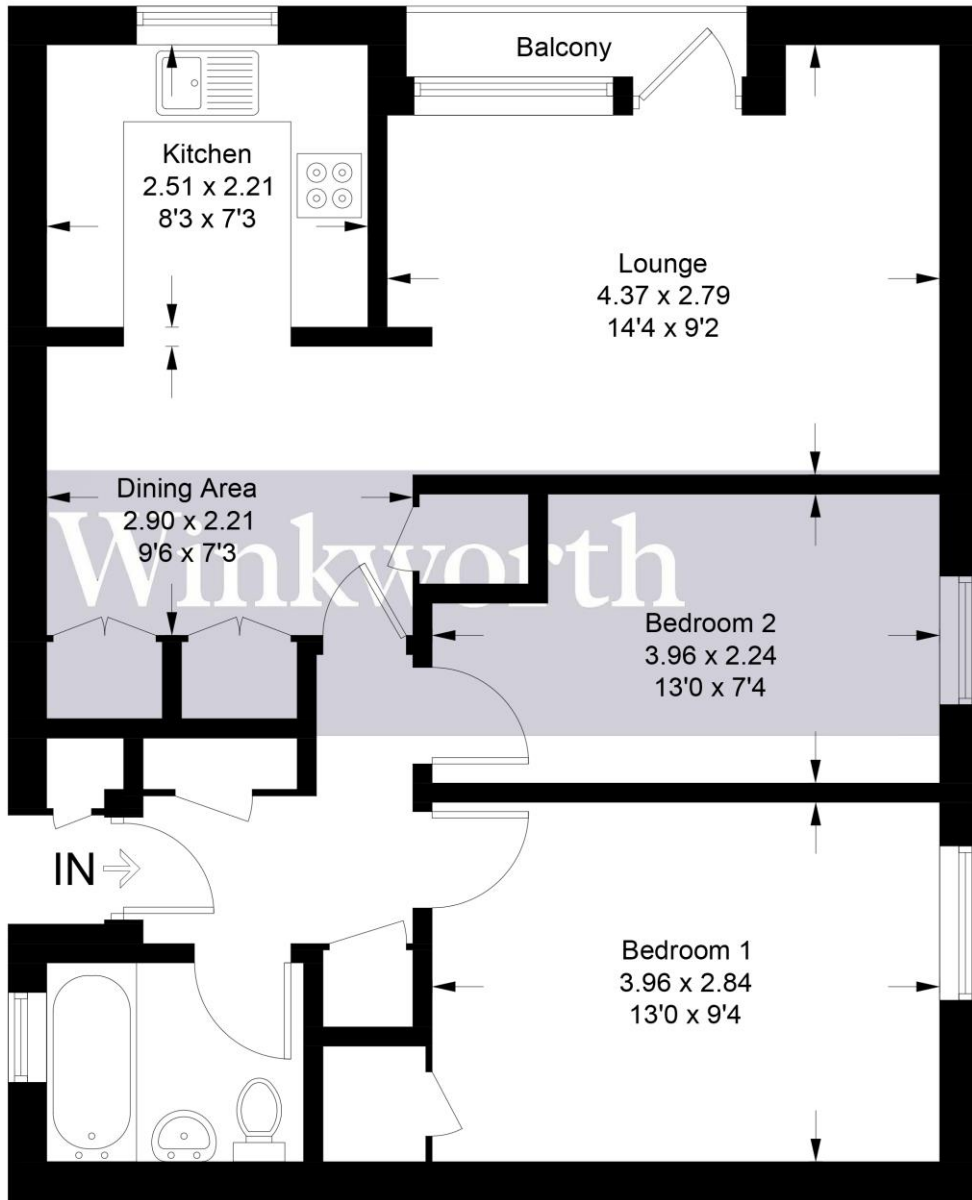
### AT A GLANCE

- 2 Bedrooms
- Southerly Facing Balcony
- Communal Gardens
- Car Port
- 959 Year Lease
- Double Glazed
- Gas Central Heating





Approximate Gross Internal Area = 57.6 sq m / 620.5 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1056331)

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		
(69-80)	C	75	77
(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:** 957 year and 7 months

**Service Charge:** £1380 per annum

**Ground Rent:** £ 0 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.