



ELSTREE WAY, HERTFORDSHIRE, WD6

£305,000 LEASEHOLD

**A MODERN TWO DOUBLE BEDROOM
APARTMENT LOCATED ON THE THIRD FLOOR OF
THIS LUXURY DEVELOPMENT**

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DESCRIPTION:

Situated on the third floor of the highly regarded Elstree House development and boasting luxuries such as a concierge, secure gated parking gymnasium and multiple lifts is this two double bedroom apartment.

The bright and well-proportioned accommodation totals in excess of 600 square feet and is complemented by a large balcony adding an additional 65 square feet of usable space

Located close to the newly constructed multi million pound Sky Studios, main arterial roads including the A1, M1 and M25 and approx. one mile from Borehamwood town centre and Thameslink station the property is ideal for a first time buyer, downsizers and investors alike..

AT A GLANCE

- Two Double Bedrooms
- Concierge
- Chain Free
- Residents Gym
- 601 Square Feet
- Large Balcony Measuring Six Square Meters
- Secure Gated Parking
- 117 Year Lease





Approximate Gross Internal Area = 55.8 sq m / 601 sq ft

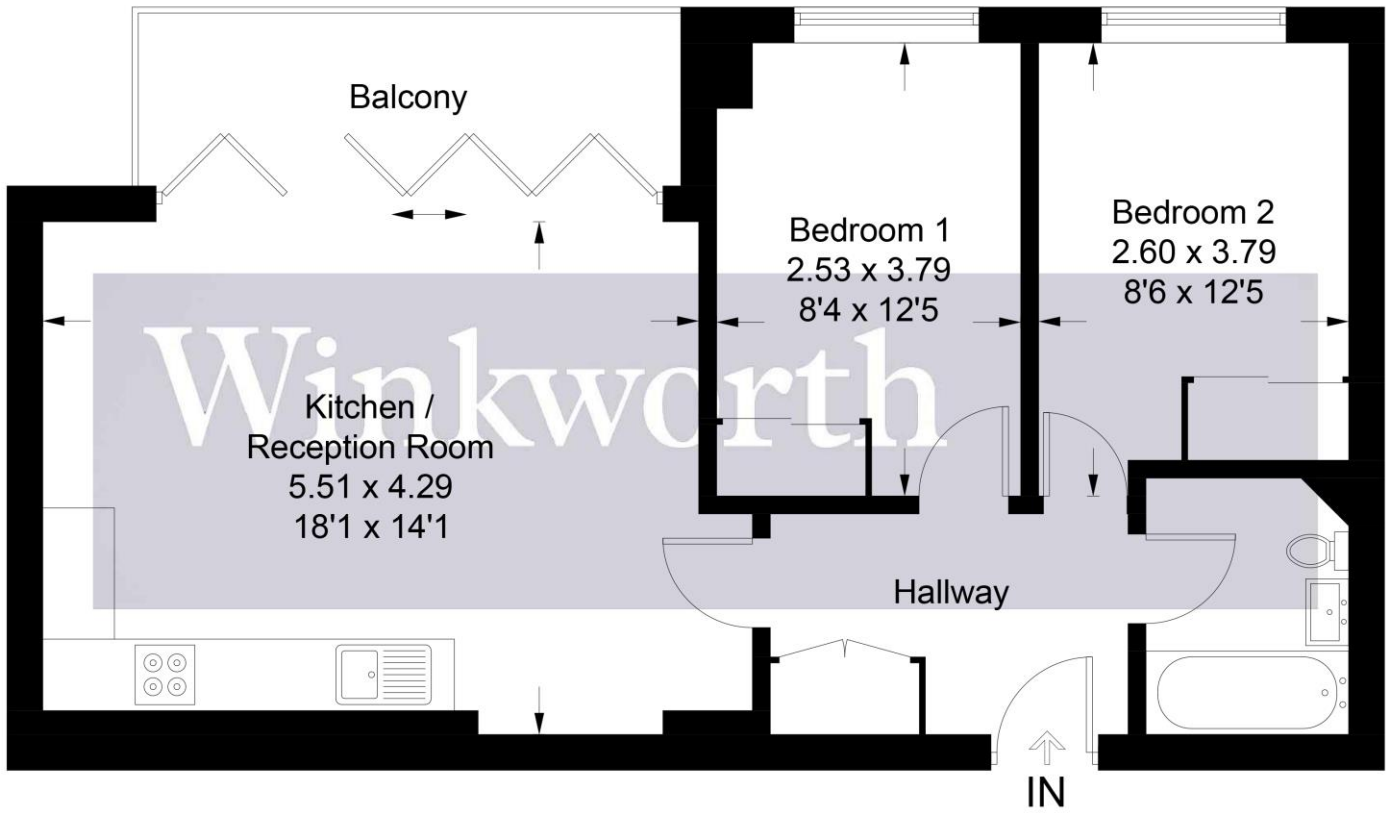


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1141085)

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		
(55-68)	D	62	62
(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 2 months

Service Charge: £2784 per annum

Ground Rent: £ 350 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.