



Winkworth



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STUDIO WAY, HERTFORDSHIRE, WD6

£365,000 LEASEHOLD

A SOUTHERLY FACING LUXURY TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH ALLOCATED PARKING SPACE EXCLUSIVELY FOR THE OVER 70'S

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DESCRIPTION:

Constructed approx. seven years ago by the award winning and leading retirement builders McCarthy & Stone exclusively for the over 70's and benefitting from the support and peace of mind their professional staff provide, is this Chain Free, two bedroom first floor apartment with allocated parking space.

The bright and well-proportioned accommodation totals circa 900 Square feet and comprises of a dual aspect double reception with Southerly, rear facing private balcony, open plan fitted kitchen, two Southerly facing double bedrooms, large wet room with walk-in shower and a guest cloakroom.

Benefits include an on-site restaurant, with the option to use a private dining room which can be reserved for use by the owner and their guests. Laundry room, and communal lounge.

AT A GLANCE

- 2 Bedrooms
- Allocated Parking Space
- Chain Free
- Communal Lounge and Dining Room
- 24 Hour Emergency Call System
- Guest Cloakroom





Approximate room sizes:

- Living/Dining Room
6104mm x 3305mm / 20'0" x 10'10"
- Kitchen
3448mm x 2474mm / 11'4" x 8'1"
- Bedroom 1
3922mm x 3213mm / 12'10" x 10'6"
- Bedroom 2
6475mm x 3060mm / 21'3" x 10'0"



* MWR unit, heat interface unit & electric meter to storage cupboard.
 ** No balcony to plots 4, 10, 23 & 35.
 † No balcony to plot 4.
 †† No window in plots 9, 10, 22, 23, 35 & 36.
 ††† Window to plots 10, 23 & 35.
 ◊ Handed balcony door to plots 9, 22 & 35.
 * Handed door to plots 9, 10, 22, 23, 35 & 36.
 † - Built-in fridge/freezer ov - Built-in oven St - Storage W - Wardrobe
 Please refer to Sales Consultant in regards to radiators in hallway.

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		86	86
(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: 992 year and 3 months

Service Charge: £11853.24 per annum

Ground Rent: £ 510 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.