





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









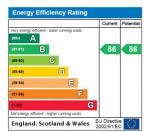








This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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.