



FRANKLIN COURT, BOREHAMWOOD, HERTFORDSHIRE, WD6

**£355,000 LEASEHOLD**

**AN IMMACULATE TWO DOUBLE BEDROOM  
FOURTH FLOOR APARTMENT WITH LIFT AND  
SECURE PARKING**

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



### DESCRIPTION:

Located on the fourth floor, with rear facing balcony overlooking the communal gardens, is this immaculately presented and meticulously maintained two bedroom apartment.

Offered for sale chain free, the accommodation is bright and well proportioned, totals 764 square feet, and has been meticulously maintained throughout.

Secure basement parking, LABC warranty, video entry phone and 24 hour communal CCTV all combine to give any purchaser all the peace of mind and security they could possibly need.

### AT A GLANCE

- Two Double Bedrooms
- Chain Free
- 764 Square Feet
- 117 Year Lease
- Rear Facing Balcony
- LABC Warranty
- Video Entryphone
- Gated Secure Basement Parking





Approximate Gross Internal Area = 71.0 sq m / 764 sq ft

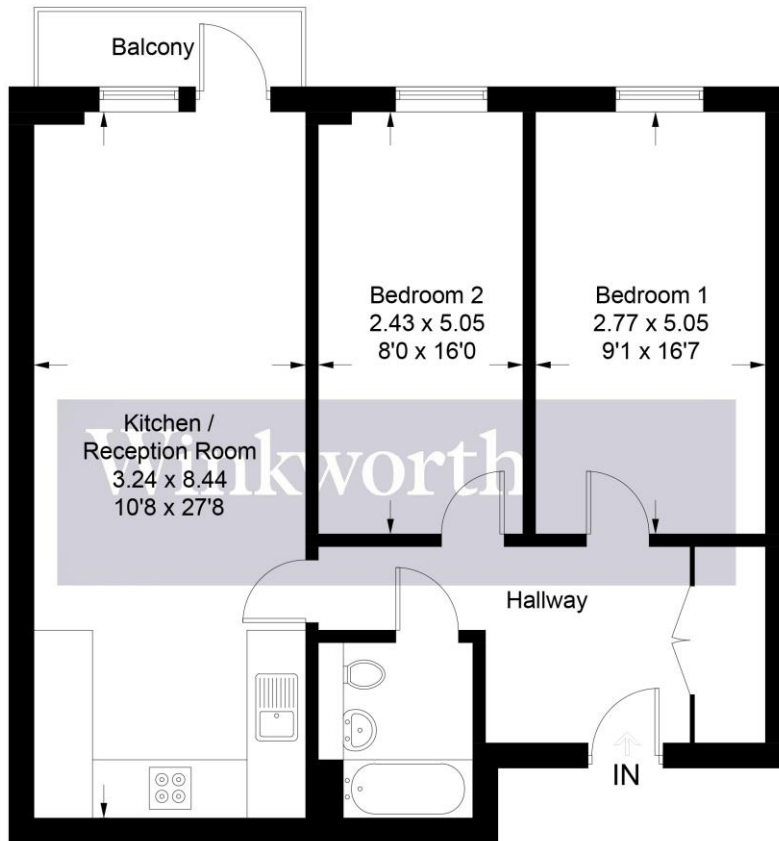


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2023 (ID1011159)

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 3 months

**Service Charge:** £3116 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.