



Winkworth



HOLMESLEY ROAD, HERTFORDSHIRE, WD6
£375,000 LEASEHOLD

AN IMMACULATE, CHAIN FREE, TWO BEDROOM TWO BATHROOM TOP FLOOR APARTMENT

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



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DESCRIPTION:

Offered for sale "Chain Free" is this immaculately presented two-bedroom, two-bathroom top (third) floor apartment.

Constructed approx. five years ago by the highly regarded and award-winning developers, Bellway Homes, the property benefits from a generous balcony and allocated parking and forms part of the highly desirable Hertsmere Mews development.

Sold with the benefit and peace of mind an NHBC Warranty provides the property boasts in excess of 650 square feet of bright and well-proportioned accommodation and would be ideal for first time buyers, down sizers or buy to let investor.

AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms
- Balcony
- Chain Free
- Allocated Parking Space
- NHBC Warranty
- 652 Square Feet
- 992 Year Lease
- Gas Central Heating



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Approximate Gross Internal Area = 60.6 sq m / 652 ft

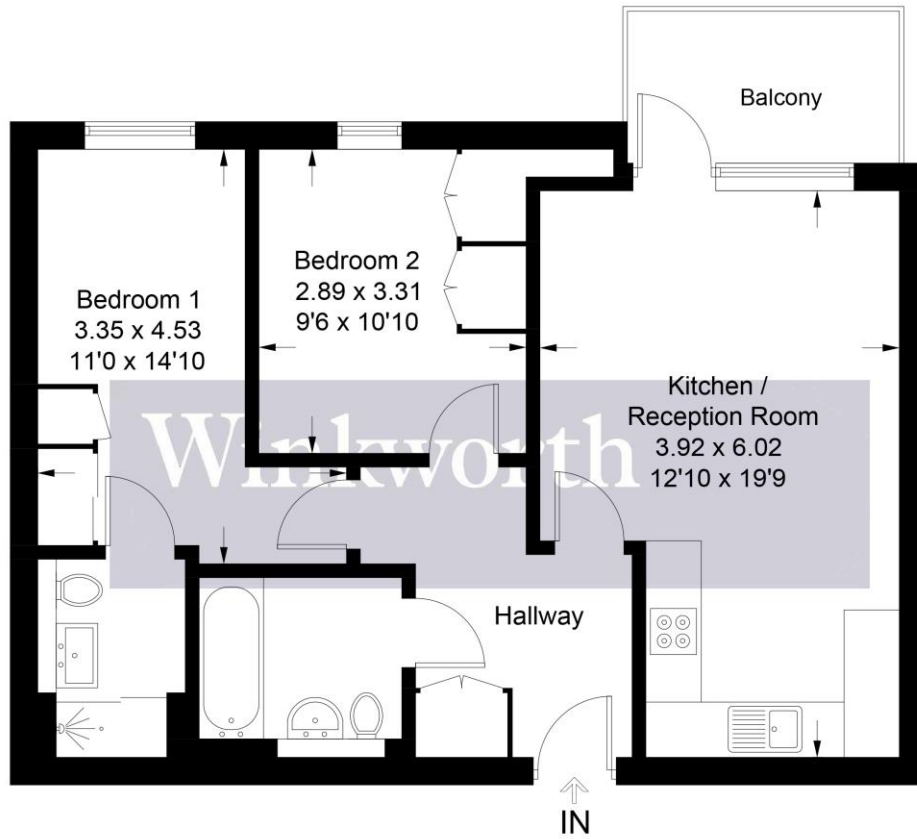


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID119906)

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 | 77 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: 992 year and 0 months

Service Charge: £TBA

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.