



**SHENLEY ROAD, HERTFORDSHIRE, WD6**

**£350,000 LEASEHOLD**

**AN IMMACULATELY PRESENTED TWO DOUBLE  
BEDROOM TWO BATHROOM FIRST FLOOR  
APARTMENT WITH ALLOCATED PARKING**

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



Winkworth

**DESCRIPTION:**

Situated in the heart of Borehamwood High Street, a short walk from the Thameslink station is this bright and deceptively spacious two double bedroom two bathroom first floor apartment.

Having been meticulously maintained, the accommodation totals approaching 900 square feet, the vast majority of which is Southerly facing, and is immaculately presented throughout.

An allocated parking space nearby and a lease in excess of 120 years make this an ideal purchase for a first time buyer, downsizer or buy to

**AT A GLANCE**

- Two Double Bedrooms
- 879 Square Feet
- Allocated Parking Space
- 121 Year Lease
- Double Glazed
- Two Bathrooms
- Double Glazed
- Southerly Facing



Winkworth



Winkworth



Winkworth



Winkworth

Approximate Gross Internal Area  
81.7 sq m / 879.1 sq ft

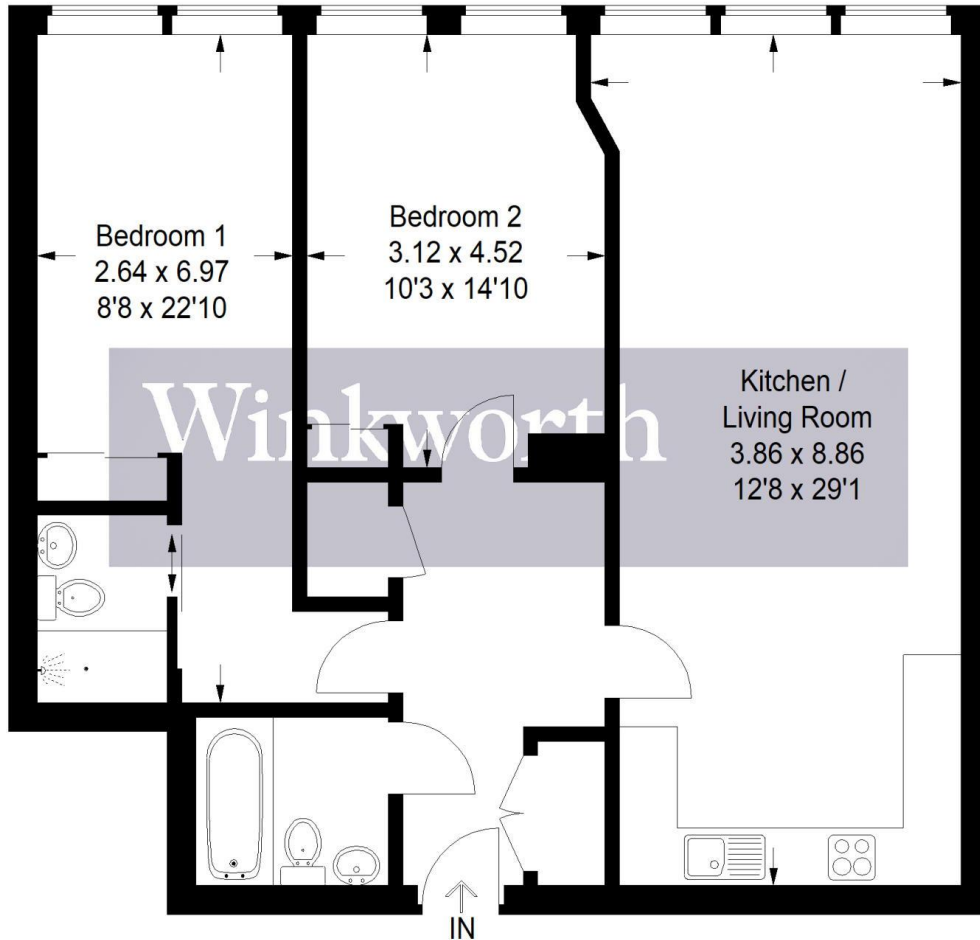


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2020 (ID659501)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	51
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 121 year and 4 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:**

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.