



STATION ROAD, HERTFORDSHIRE, WD6

£350,000 LEASEHOLD

ONE BEDROOM FIRST FLOOR APARTMENT WITH BALCONY AND SECURE GATED PARKING

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DESCRIPTION:

Located just a moments walk from both Borehamwood Thameslink station and Shenley Road shops and restaurants is this one bedroom first floor apartment.

Constructed approx. five years ago by the Berkley's group developers, St Williams, the accommodation totals 550 square feet and is bright, well-proportioned and immaculately presented throughout.

Externally a South Westerly Facing balcony measuring 65 square feet adds to the feeling of space whilst security and peace of mind is provided by a video entry phone and gated parking.

AT A GLANCE

- 1 Bedroom
- Chain Free
- Secure Gated Parking Space
- South Westerly Balcony
- 550 Square Feet
- 118 Year Lease
- NHBC Warranty
- Gas Central Heating







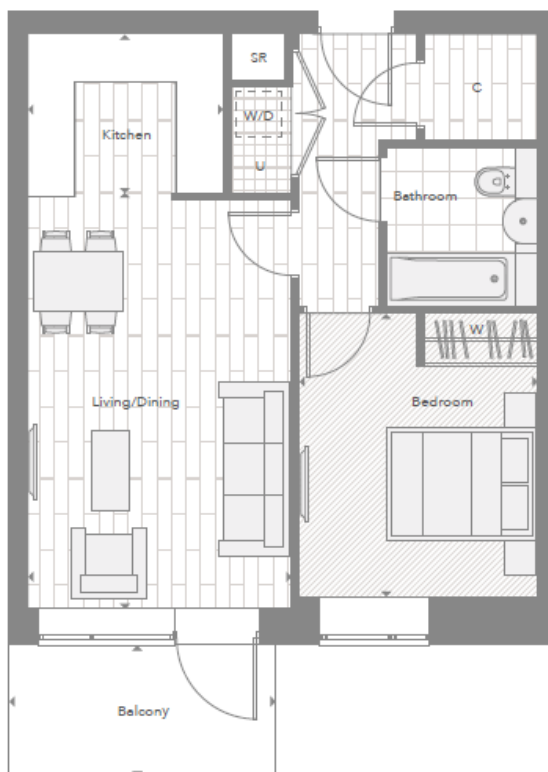
TYPE 2C

One Bedroom Apartments

Plots: A207, A307

Living / Dining	3.50 m x 5.51 m	11'6" x 18'1"
Kitchen	2.60 m x 2.10 m	8'6" x 6'11"
Bedroom	3.17 m x 3.76 m	10'5" x 12'4"
Total Internal Area	51.12 sq m	550 sq ft
Balcony	3.53 m x 1.73 m	11'7" x 5'7"
Total Balcony Area	6 sq m	65 sq ft

◄ ►	Measurement Points
W	Fitted Wardrobe
---	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



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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	83	83
(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: 118 year and 9 months

Service Charge: £1848 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: C

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.