



Winkworth



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HOLMESLEY ROAD, HERTFORDSHIRE, WD6  
**£365,000 LEASEHOLD**

# TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT

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#### DESCRIPTION:

This stunning ground floor apartment is a perfect blend of modern design and comfort, offering a peaceful retreat in a sought-after location. Featuring two spacious bedrooms, this property is bright, clean, and well-lit throughout, creating a welcoming atmosphere for residents. The apartment boasts a well-maintained interior with contemporary finishes, providing a stylish and comfortable living space.

Situated within a purpose-built development, residents can enjoy access to communal gardens and convenient residents' parking facilities. The property is ideally located in a quiet neighbourhood, offering a tranquil environment while still being within easy reach of local amenities and transport links. Don't miss this opportunity to make this beautiful apartment your new home. Contact us today to arrange a viewing and experience the charm of this property firsthand.

#### AT A GLANCE

- 2 Bedrooms
- Entrance Hall
- Kitchen Breakfast Room
- Living Room
- Bathroom
- Ensuite Bathroom





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Approximate Gross Internal Area = 64.6 sq m / 695 sq ft

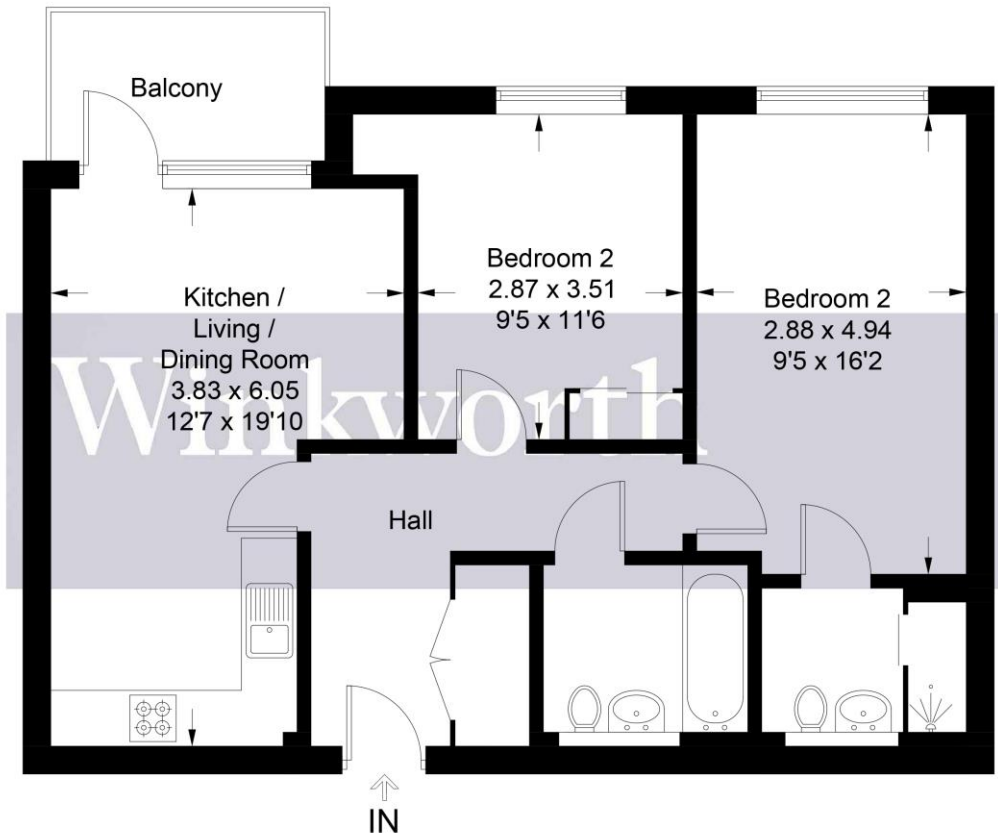


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1109908)

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>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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:** 991 year and 11 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 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.