



HOLMESLEY ROAD, HERTFORDSHIRE, WD6
£380,000 LEASEHOLD

**AN IMMACULATELY PRESENTED FIRST FLOOR
TWO DOUBLE BEDROOM, TWO BATHROOM
FIRST FLOOR APARTMENT WITH SOUTHERLY
CORNER BALCONY**

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



DESCRIPTION:

Constructed approx. five years ago by the highly regarded and award winning developers, Bellway Homes, is this immaculately presented two double bedroom, two bathroom first floor apartment situated on the highly desirable Hertsmere Mews development, and within easy access of Borehamwood's bustling High Street with all the amenities and transport links it brings

Sold with the benefit and peace of mind an NHBC Warranty the property boasts circa 751 square feet of bright and spacious accommodation including a large Southerly facing corner balcony and would be ideal for first time buyers, down sizers and investors alike.

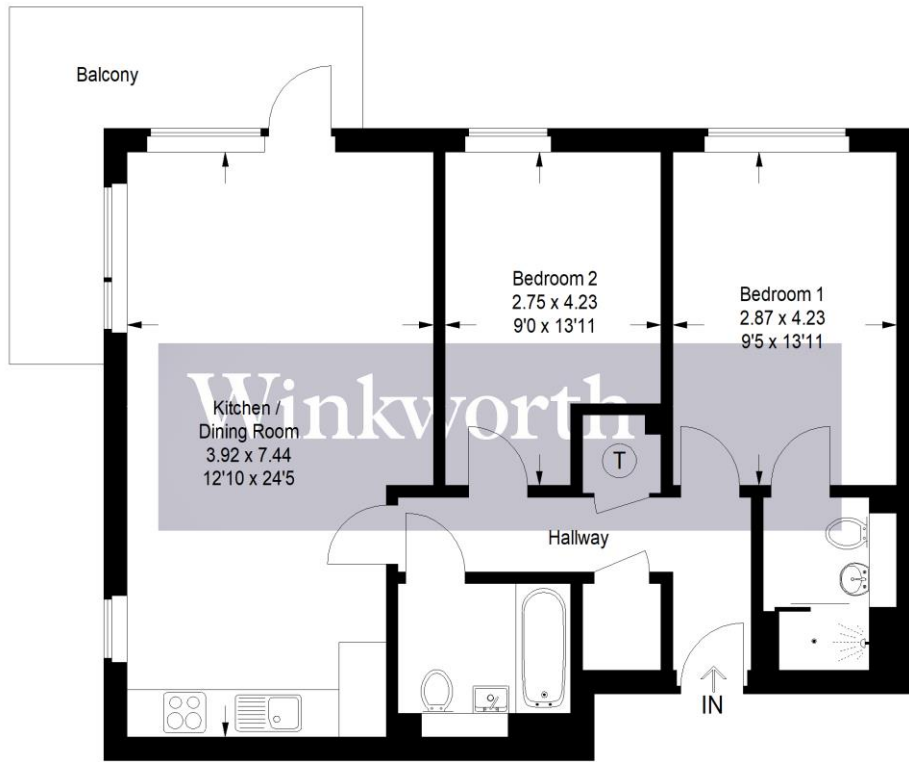
AT A GLANCE

- 2 Bedrooms
- Southerly Corner Balcony
- Chain Free
- Nhbc Warranty
- Allocated Parking Space
- 751 Square Feet
- Two Bathrooms
- 992 Year Lease
- Visitors Parking and Bike





Approximate Gross Internal Area = 69.8 sq m / 751 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1050324)

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 | | 81 | 81 |
| (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: 991 year and 8 months

Service Charge: £1548.12 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.