



Todd Close, Hertfordshire, WD6

£267,500 *Leasehold*



An Immaculate Top Floor Apartment with Southerly Facing Balcony

KEY FEATURES

- 1 Bedroom
- Chain Free
- 537 Square Feet
- Southerly Balcony
- NHBC Warranty
- Allocated Parking Space



Borehamwood

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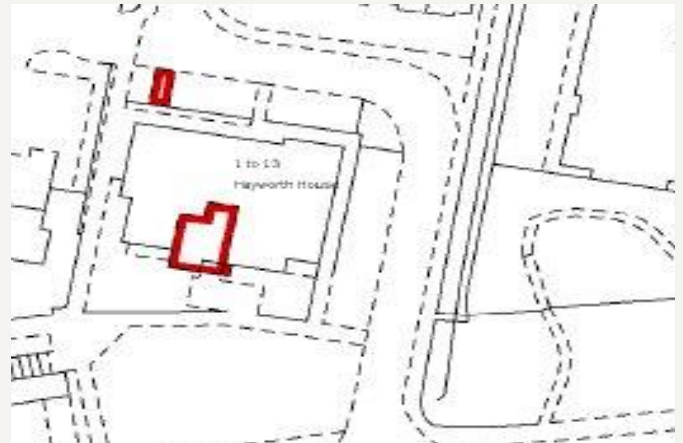


Constructed approx. seven years ago by the highly regarded and award winning developers, Taylor Wimpey and offered for sale chain free is this immaculately presented one bedroom top (third) floor apartment.

Sold with the benefit and peace of mind an NHBC Warranty provides, the property boasts in excess of 500 square feet of bright, spacious and mostly Southerly facing accommodation, flooded with an abundance of natural light and would make an ideal purchase for a first time buyer.

Located approx. 0.8 mile walk to the Thameslink station and on the 107 Bus route to Borehamwood High Street and beyond to Edgware and Barnet, the property is within easy reach of plethora of shops and restaurants as well as main arterial roads including the A1, M1 and M25.





ROOM DESCRIPTIONS

Chain Free

537 Square Feet

Southerly Balcony

NHBC Warranty

Allocated Parking Space

Southerly Aspect

Gas Central Heating

MATERIAL INFO

Tenure: Leasehold

Term: 116 year and 5 months

Service Charge: £TBA per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: C

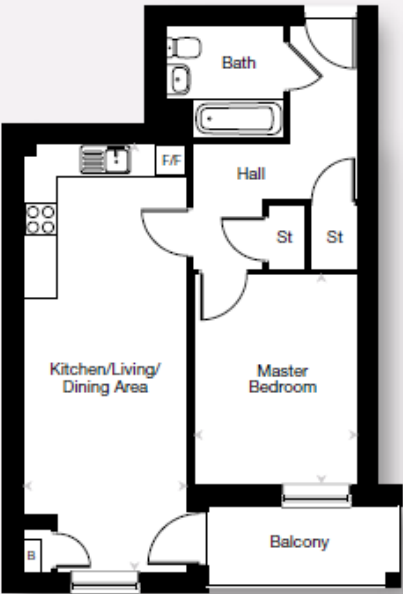
EPC rating: B

Second & Third Floor

Plots 7 & 12

Kitchen/Living/Dining Area
7.77m x 3.01m 25'6" x 9'11"

Master Bedroom
3.83m x 2.98m 12'7" x 9'9"



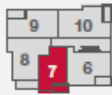
Key
B – Boiler F/F – Fridge Freezer
St – Storage



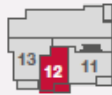
Ground Floor



First Floor



Second Floor



Third Floor

Total Net Area:
49.90 sq m – 537 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BOR260205>

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.

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