



Brook Road, Hertfordshire, WD6

£269,950 *Leasehold*

A Chain Free, Modern and Well Presented One Bedroom Third Floor Apartment.



KEY FEATURES

- A large double bedroom
- Modern family bathroom
- Spacious open-plan living/dining area
- Fully fitted contemporary kitchen including dishwasher, fridge/freezer and washer-dryer
- Private balcony with open views
- Allocated parking space within a secure gated car park
- Lift access



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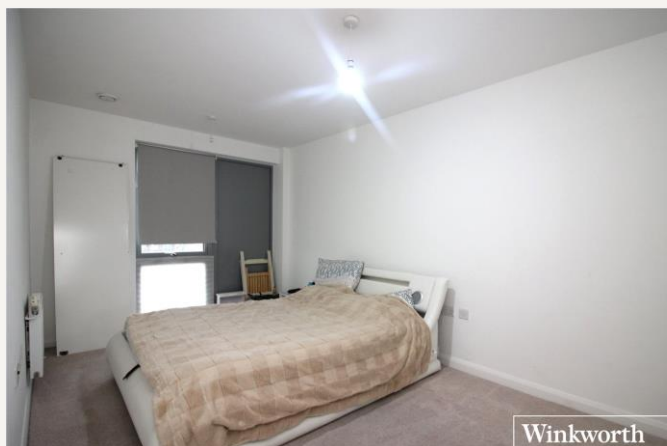
Built approximately nine years ago, this one-bedroom third-floor apartment offers 635 sq. ft of well-designed living space and is offered to the market chain free.

The property includes an open-plan lounge/diner with a modern kitchen, and a good-sized double bedroom, with large windows providing plenty of natural light.

Further benefits include a long lease, secure basement parking, and a video entry system. The building also retains a LABC Home Warranty for added reassurance. Ideally located for the Town Centre with all its plethora of shops, parks and several well regarded schools, including Yavneh. Elstree & Borehamwood main line station gives you direct access into London in approx. 20mins.

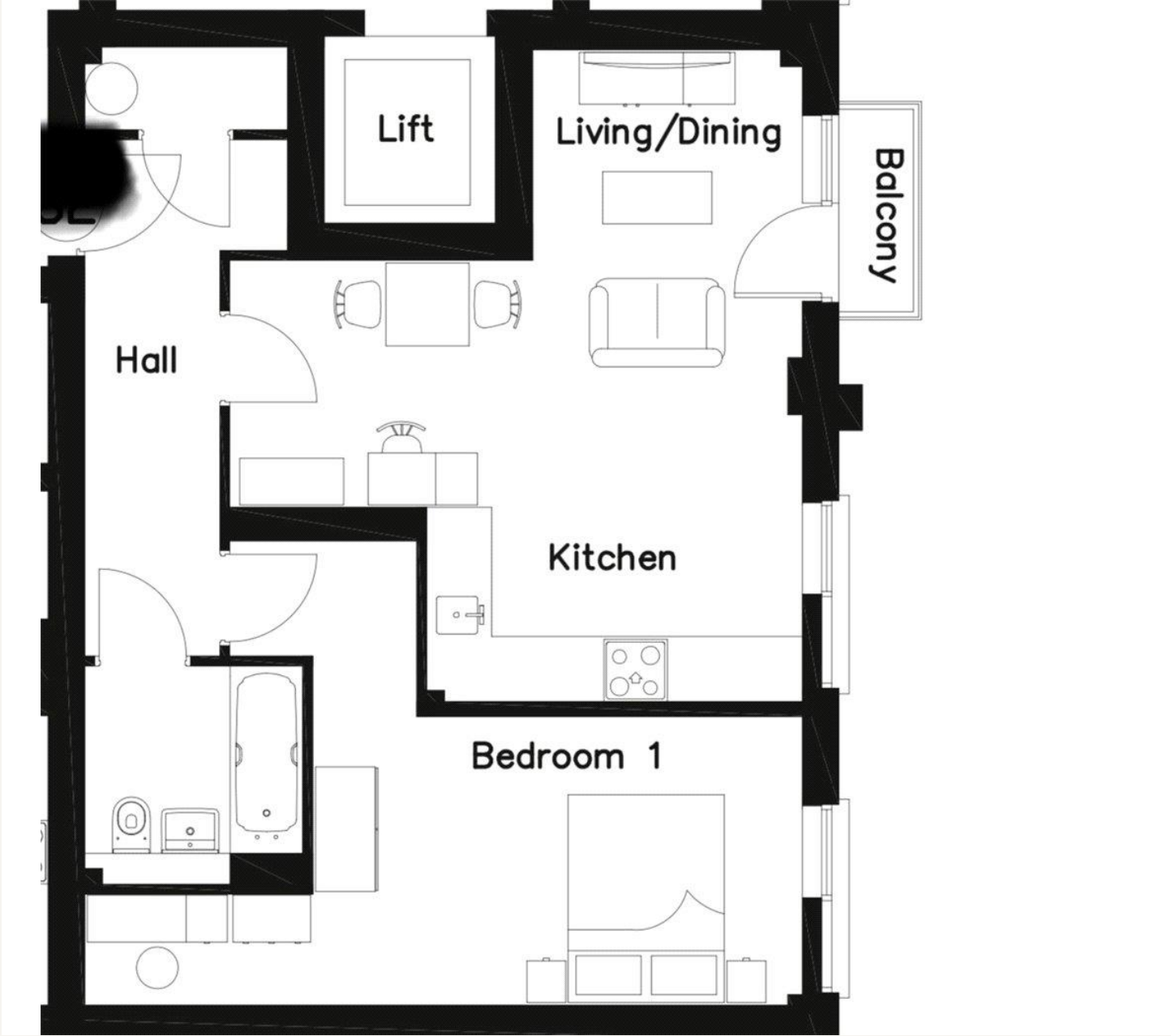
A superb opportunity to secure a spacious, move-in-ready apartment in one of Borehamwood's most convenient and desirable developments. Early viewing highly recommended.





MATERIAL INFO

Tenure: Leasehold
Term: 114 year and 4 months
Service Charge: £2547.38 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: C
EPC rating: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 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/BOR260051>

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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