



Elstree Way, Hertfordshire, WD6

£299,950 *Leasehold*

A Two-Bedroom Top Floor Apartment with Secure Parking



KEY FEATURES

- 2 Bedrooms
- Secure Underground Parking Space
- Large Balcony 15'x 5'
- Nhbc Warranty
- 657 Square Feet
- Communal Gardens
- Lift
- 116 Year Lease



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Constructed approx. eight years ago by the highly regarded and award-winning developers, Taylor Wimpey, is this immaculately presented two-bedroom top (fifth) floor apartment.

Sold with the benefit and peace of mind an NHBC Warranty provides, as well as a secure underground parking space, the property boasts in excess of 650 square feet of bright and spacious accommodation which is complimented by a generous balcony measuring 15' x 5' and would be ideal for first time buyers, down sizers and investors alike.



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MATERIAL INFO

Tenure: Leasehold

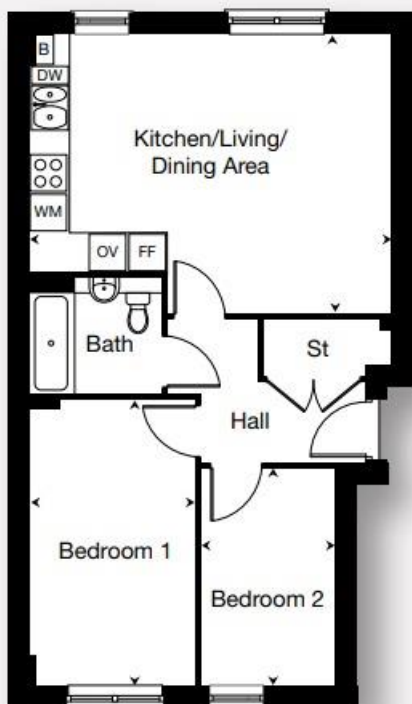
Term: 115 year and 5 months

Service Charge: £2800 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

EPC rating: B



Kitchen/Living/Dining Area

6.02m x 4.60m 19'9" x 15'1"

Bedroom 1

4.75m x 2.75m 15'7" x 9'3"

Bedroom 2

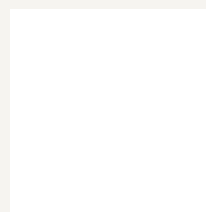
3.61m x 2.24m 11'9" x 7'4"

Total Net Area:

61 sq m – 657 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	

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



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