


## Brook Road, Hertfordshire, WD6

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OIEO - £250,000 *Leasehold*

A 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







**Borehamwood**

020 8953 8899 | borehamwood@winkworth.co.uk




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 Boreha[illegible]















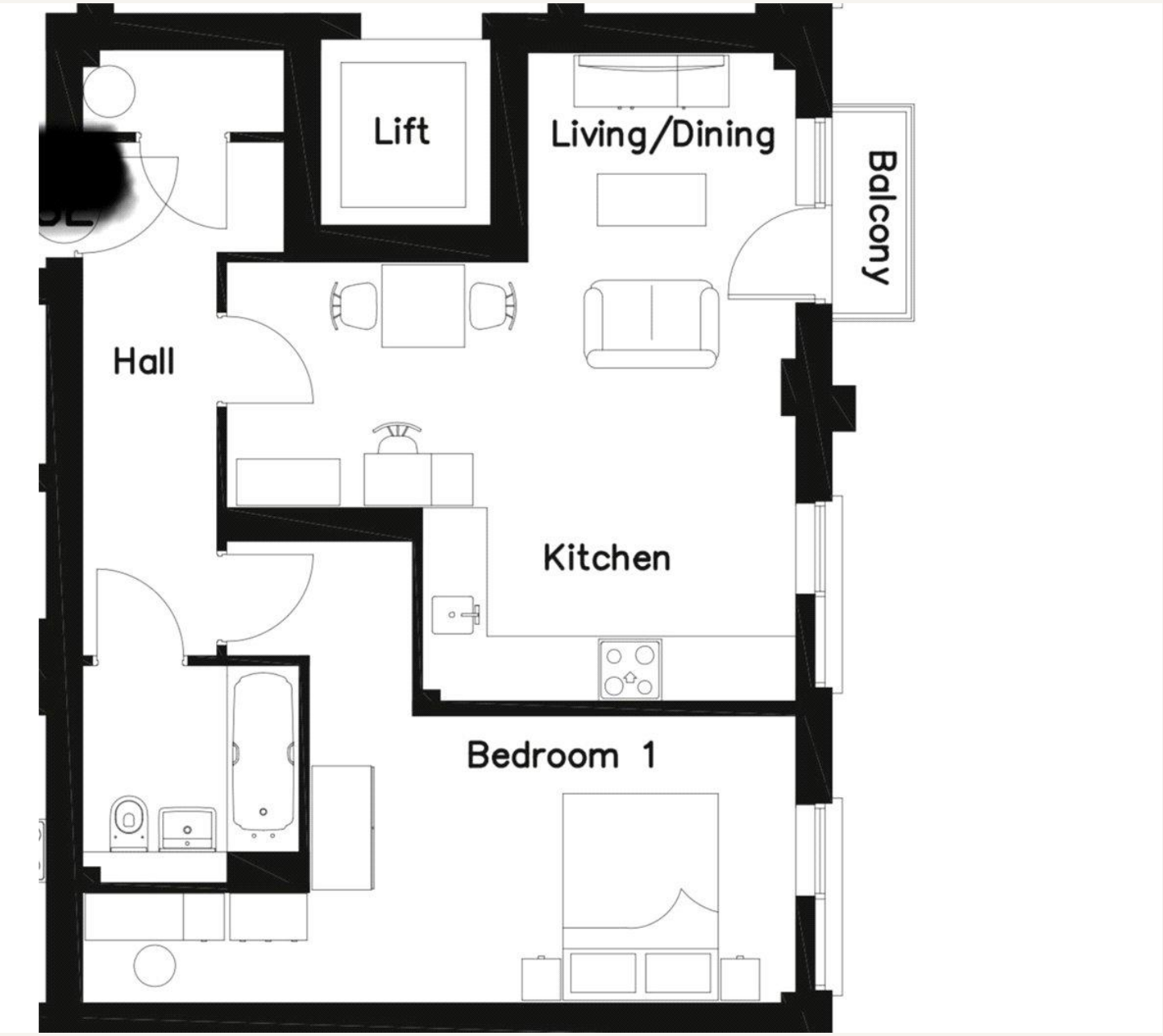


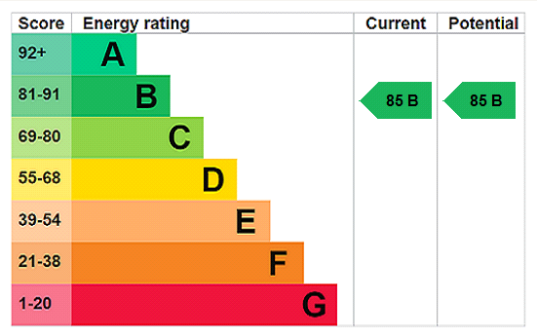




## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 114 year and 2 months
**Service Charge:** £2547.38 per annum
**Ground Rent:** £ 200 Annually (subject to increase)
**Council Tax Band:** C
**EPC rating:** B




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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