



STATION ROAD, HERTFORDSHIRE, WD6

£475,000 LEASEHOLD

TWO BEDROOM FIRST FLOOR APARTMENT WITH BALCONY AND ALLOCATED PARKING

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DESCRIPTION:

Located within striking distance of Elstree & Borehamwood Thames Link train line, is this modern first floor apartment. The property comprises two double bedrooms with ensuite shower room to master bedroom. Open plan lounge/kitchen and dining area with doors leading onto large balcony. The kitchen is fitted with Siemens integrated appliances. Constructed just over three years ago, by St Williams benefits include allocated parking, lift to all floors and NHBC Warranty.

This property is being sold chain free.

Council Tax Band D

Service Charges £639.83 x 2 payments per year

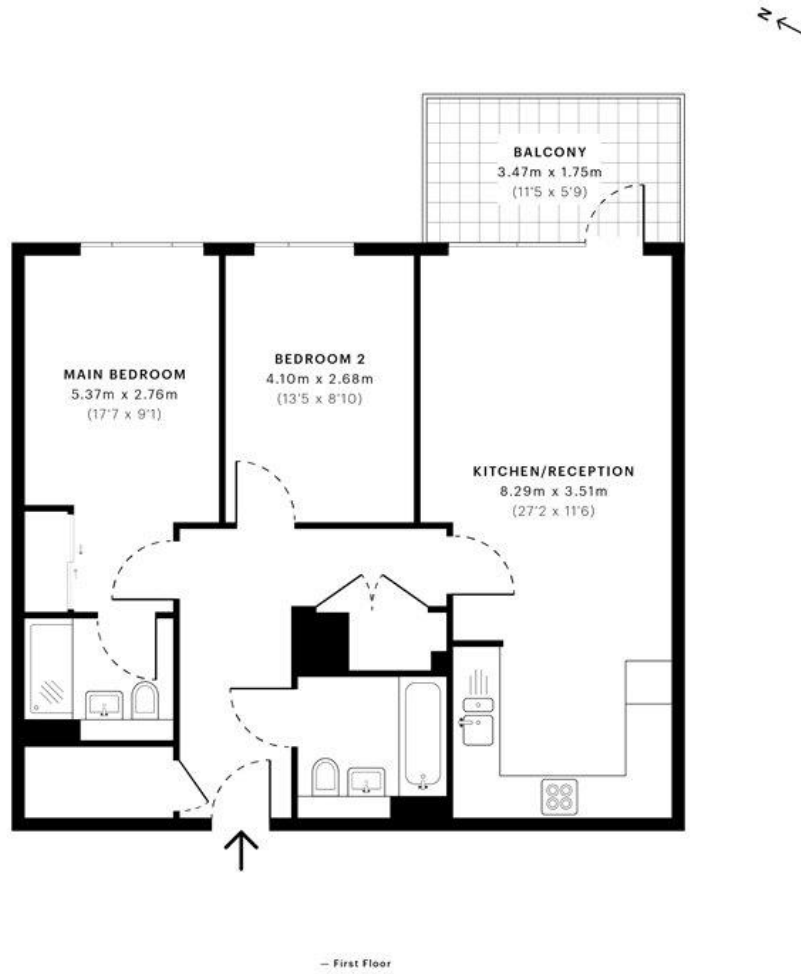
Ground Rent £425.00 per year

AT A GLANCE

- 2 Bedrooms
- Open Plan Kitchen/Lounge/Dining Area
- Ensuite Shower Room
- Bathroom
- Balcony
- Lift
- Allocated Parking







GROSS INTERNAL AREA (GIA)
The footprint of the property
74.13 sqm / 797.93 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes washrooms, restricted head height
70.43 sqm / 758.10 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.07 sqm / 65.34 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.62 sqm / 857.02 sqft
IPMS 3C RESIDENTIAL 77.02 sqm / 829.04 sqft

spec id: 62792745cb-87f90da4226551

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.

