



FARM CLOSE, HERTFORDSHIRE, WD6
OIEO £270,000 LEASEHOLD

AN IMMACULATELY PRESENTED ONE BEDROOM FIRST FLOOR MAISONETTE WITH GARAGE

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DESCRIPTION:

This one double bedroom first floor maisonette is presented for sale in immaculate order throughout.

Having been subject to a number of improvements by the current vendor including a fitted kitchen, fully tiled wet room and paved courtyard the property has a lease in excess of 950 years and the rare added benefit of a garage and an allocated parking.

Married with modest outgoings the property would be ideal for a first time buyer, downsizer or buy to let investor.

AT A GLANCE

- 1 Bedroom
- 965 Year Lease
- Garage and Allocated Parking Space
- 624 Square Feet, Including Garage
- Communal Gardens
- Fully Fitted Kitchen
- Paved Patio Area to Front





Winkworth



Winkworth

Approximate Gross Internal Area = 42.1 sq m / 453 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 58 sq m / 624 sq ft

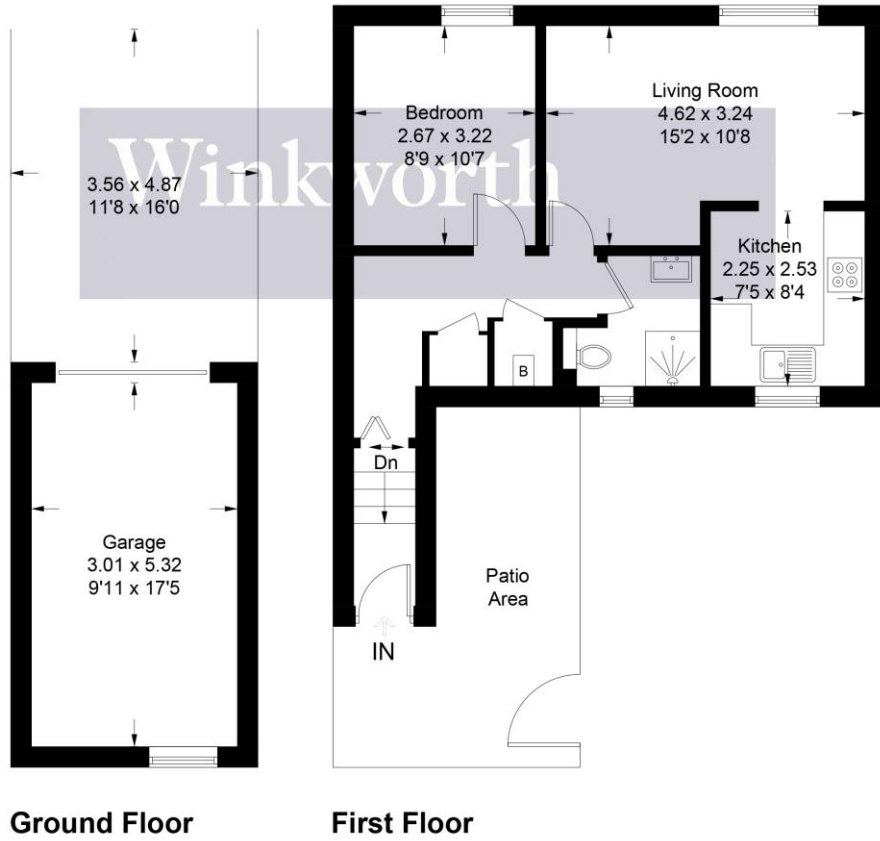


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1058920)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	72
(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	

Tenure: Leasehold
Term: Expires - 01/01/2990
Service Charge: £1140 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:

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.