



GRADE CLOSE, BOREHAMWOOD, HERTFORDSHIRE, WD6
£375,000 LEASEHOLD

**CHAIN FREE TWO DOUBLE BEDROOM TWO
BATHROOM TOP FLOOR FLAT.**

Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk



DESCRIPTION:

Winkworth are delighted to offer for sale this modern and spacious top floor apartment (with lift). This two-bedroom apartment has recently been subject to an extensive schedule of improvements and refurbishments including redecoration throughout, new carpets and boiler.

Situated in Grade Close just moments from Elstree & Borehamwood's Thameslink Rail Station and local amenities, the property comprises of a spacious bright South Westerly facing reception with balcony, separate fully fitted kitchen with granite worktops, master bedroom with ensuite w/c and shower cubicle, second double bedroom and fully tiled main bathroom. Further benefits include underground allocated parking, as well as gas central heating and triple glazed windows.

Offered on a Chain free basis. Viewings come highly recommended.

AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms
- Chain Free
- 112 Year Lease
- Top Floor with Lift
- 779 Square Feet
- Underground Parking
- Gas Central Heating
- Triple Glazed





Approximate Gross Internal Area = 72.4 sq m / 779 sq ft

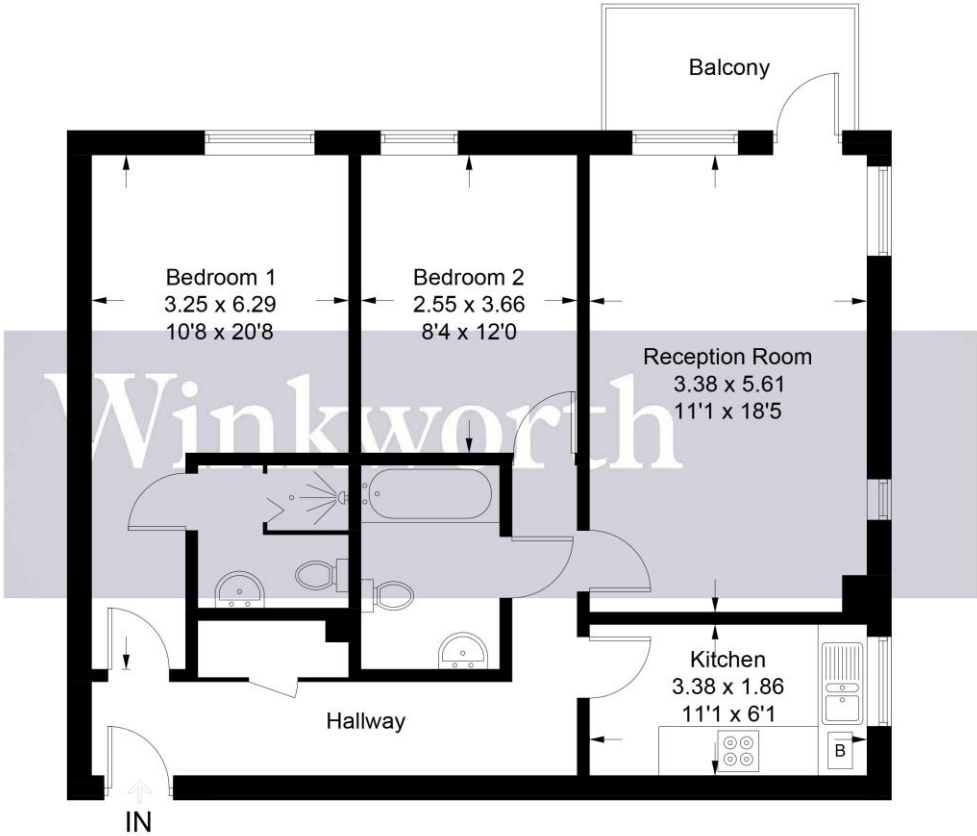


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2025 (ID1232449)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 112 year and 4 months

Service Charge: £2690 per annum

Ground Rent: £ 298 Annually (subject to increase)

Council Tax Band: D

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.