



AFFINITY PLACE, ELSTREE WAY, BOREHAMWOOD, WD6

**£290,000 LEASEHOLD**

## AN IMMACULATELY PRESENTED ONE BEDROOM SOUTHERLY FACING THIRD FLOOR APARTMENT

**Borehamwood** | 020 8953 8899 | [borehamwood@winkworth.co.uk](mailto:borehamwood@winkworth.co.uk)





## DESCRIPTION:

Located in the rear block of this sought after development is this immaculately presented one bedroom rear and Southerly facing apartment. Constructed approx. seven years ago the development is EWS1 compliant and benefits from the peace of mind an NHBC certificate provides. The accommodation total 538 Square feet and is complimented by a Southerly facing balcony and allocated parking space.

## AT A GLANCE

- 1 Bedroom
- Southerly Facing Balcony
- Allocated Parking Space
- 116 Year Lease
- NHBC Certificate
- Roof Terrace
- 538 Square Feet
- Lift
- Communal Gardens







## First, Second, Third & Fourth Floor

Plots 53, 61, 69 & 77

### Kitchen/Living/Dining Area

6.22m x 4.86m 20'5" x 15'11"

### Bedroom

3.95m x 3.10m 13'0" x 10'2"

### Balcony

3.43m x 1.50m 11'3" x 4'11"



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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 116 year and 3 months

**Service Charge:** £1986.48 per annum

**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** C

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.