



Studio Way, Hertfordshire, WD6

£275,000 *Leasehold*



An Immaculate One Bedroom Third Floor Retirement Apartment Exclusively for the over 70's

#### KEY FEATURES

- 1 Bedroom
- 606 Square Feet
- Chain Free
- 993 Year Lease
- Balcony
- 24-Hour Emergency Call System
- Laundry Room



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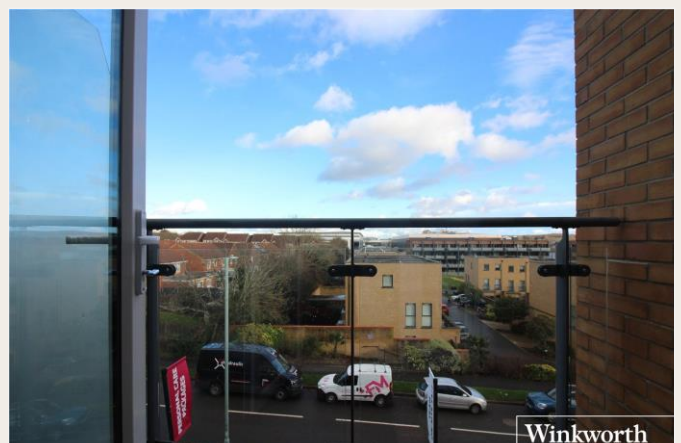
#### DESCRIPTION

Constructed by the award winning and leading retirement housebuilders McCarthy & Stone, this exclusive development is designed to cater for the well-being and needs of the over 70's.

Offered for sale chain free this immaculate one bedroom apartment is located on the third floor, totals in excess of 600 square

feet, is bright and airy and benefits from an Easterly aspect providing copious amounts of morning sun.

Benefits include an on-site restaurant, with the option to use a private dining room which can be reserved for use by the owner and their guests. Laundry room, communal lounge and domestic assistance.





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LOCATION

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BOR260038>

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.

MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 991 year and 3 months  
**Service Charge:** £9703.58 per annum  
**Ground Rent:** £ 435 Annually (subject to increase)  
**Council Tax Band:** C  
**EPC rating:** B

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		

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft

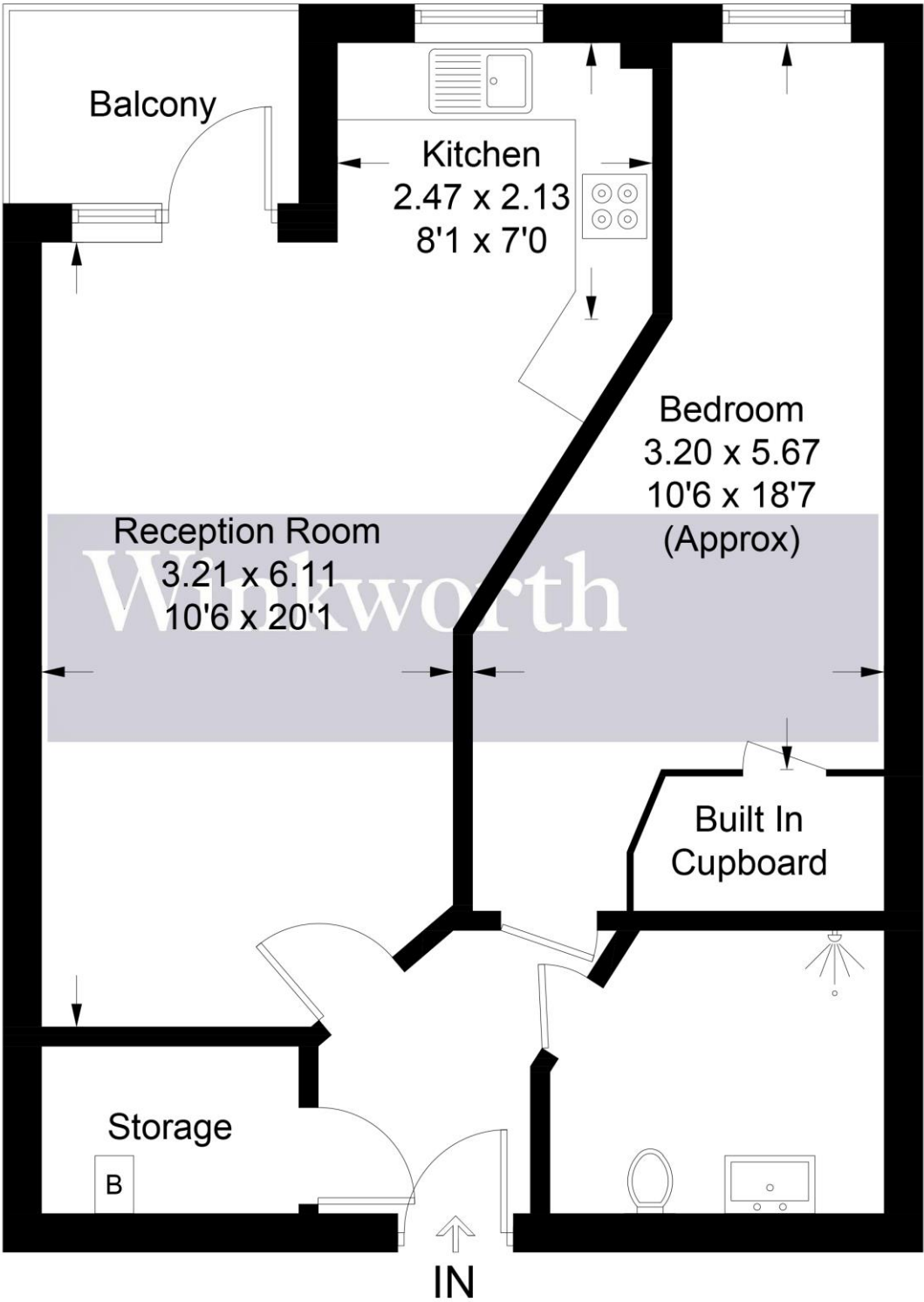


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