



STATION ROAD, HERTFORDSHIRE, WD6  
**£400,000 LEASEHOLD**

## A STUNNING TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH LIFT AND SECURE ALLOCATED PARKING

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## DESCRIPTION:

Positioned on the first floor of this highly sought after development, which was constructed approx. five years ago by the award winning Berkley's group developers, St Williams and sold with the benefit and peace of mind an NHBC Warranty provides, is this immaculately presented two double bedroom apartment.

Located just a moments walk from both Borehamwood Thameslink station and Shenley Road shops and restaurants, the property has been meticulously maintained and provides circa 666 square feet of bright and well-proportioned accommodation

Externally a Southerly corner balcony measuring circa 120 square feet with views to three sides adds to the feeling of space whilst security and peace of mind is provided by a video entry phone and gated parking.

## AT A GLANCE

- Two Double Bedrooms
- Southerly Balcony Measuring Circa 120 Sq Ft
- 666 Square Feet
- 992 Year Lease
- Secure Gated Parking Space
- NHBC Warranty
- Gas Central Heating
- Video Entry Phone



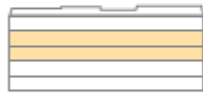




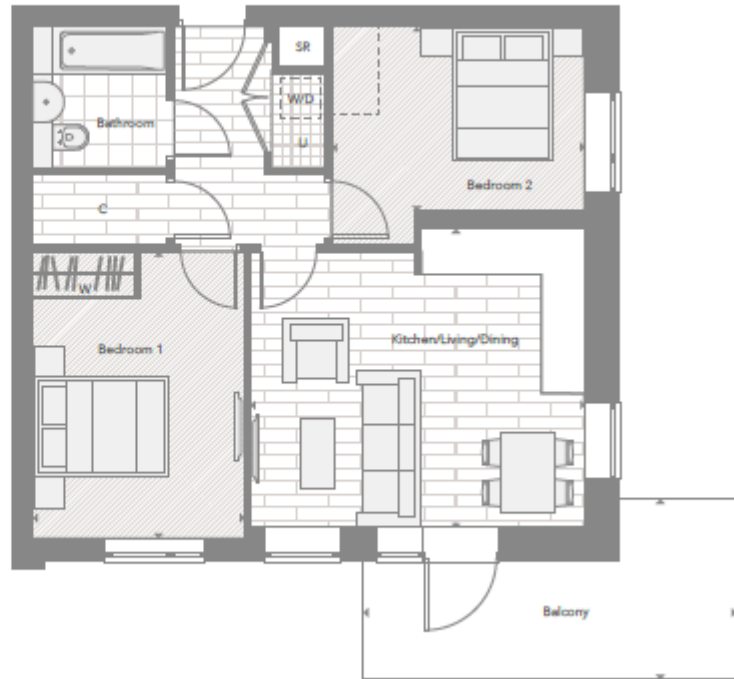
## Two Bedroom Apartments

Plots: A206, A306

Kitchen / Living / Dining	4.97 m x 4.44 m	16'3" x 14'7"
Bedroom 1	3.15 m x 4.27 m	10'5" x 14'
Bedroom 2	3.76 m x 2.75 m	12'4" x 9'
Total Internal Area	61.83 sq m	666 sq ft
Balcony	2.69 m x 5.54 m	8'10" x 18'2"
Total Balcony Area	11.1 sq m	119 sq ft

Third Floor A306  
Second Floor A206

◀ ▶	Measurement Points
W	Fitted Wardrobe
—	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold**Term:** 992 year and 8 months**Service Charge:** £2031.48 per annum**Ground Rent:** £ 350 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.