



Station Road, Hertfordshire, WD6

£390,000 *Leasehold*

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#### KEY FEATURES

- Two Double Bedrooms
- Southerly Balcony Measuring Circa 120 Sq Ft
- 666 Square Feet
- 117 Year Lease
- Secure Gated Parking Space
- NHBC Warranty



**Borehamwood**

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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.







#### MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 117 year and 11 months  
**Service Charge:** £2031.48 per annum  
**Ground Rent:** £ 350 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** B



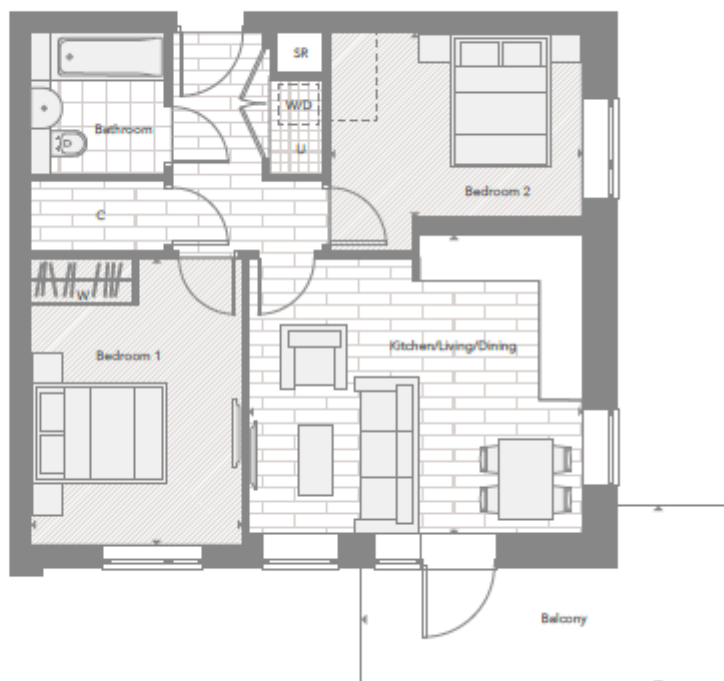
## Two Bedroom Apartments

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

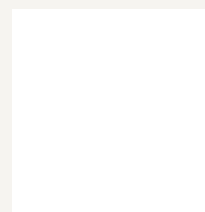


W	Fitted Wardrobe
—	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



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		

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