



Lion Court, Borehamwood, Hertfordshire, WD6

£270,000 *Leasehold*



## CHAIN FREE TWO BEDROOM FIRST FLOOR MAISONETTE

### KEY FEATURES

- Chain Free
- Gated Allocated Parking Space
- 115 Year Lease
- Double Glazed
- 431 Square Feet



**Borehamwood**

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



Offered for sale chain free is this two-bedroom first floor maisonette on the ever popular Studio Way development.

The property benefits from its own front door, double glazing, an allocated parking space and an unexpired lease of 115 years.

Located close to the newly constructed Sky Studios the maisonette is within easy access of the A1, M1 and M25 as well as Borehamwood town centre, where you will find an array of shops, bars and restaurants along with the Elstree and Borehamwood Thameslink Station which provides direct access into London in approx. 20mins

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 115 year and 7 months

**Service Charge:** £1070 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:**

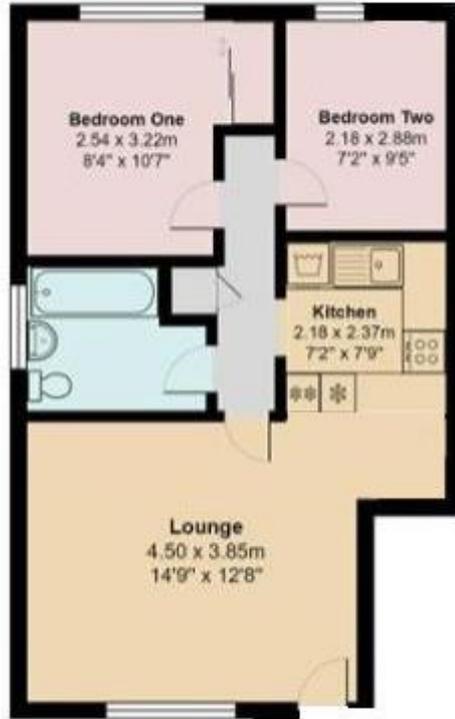
**EPC rating:** C



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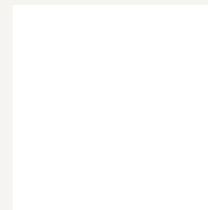


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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