



BROOK ROAD, HERTFORDSHIRE, WD6

£264,500 LEASEHOLD

**AN IMMACULATELY PRESENTED, CHAIN FREE,
ONE BEDROOM FIFTH FLOOR APARTMENT**

Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk



DESCRIPTION:

Constructed approx. nine years ago and offered for sale chain free and in immaculate order throughout is this bright and spacious one bedroom fifth floor apartment providing accommodation totalling 560 square feet

Sold with the benefit of a long lease, secure basement parking, video entry phone and the peace of mind of an LABC Home Warranty provides the property would be ideal for a first time buyer, down sizer or investors alike.

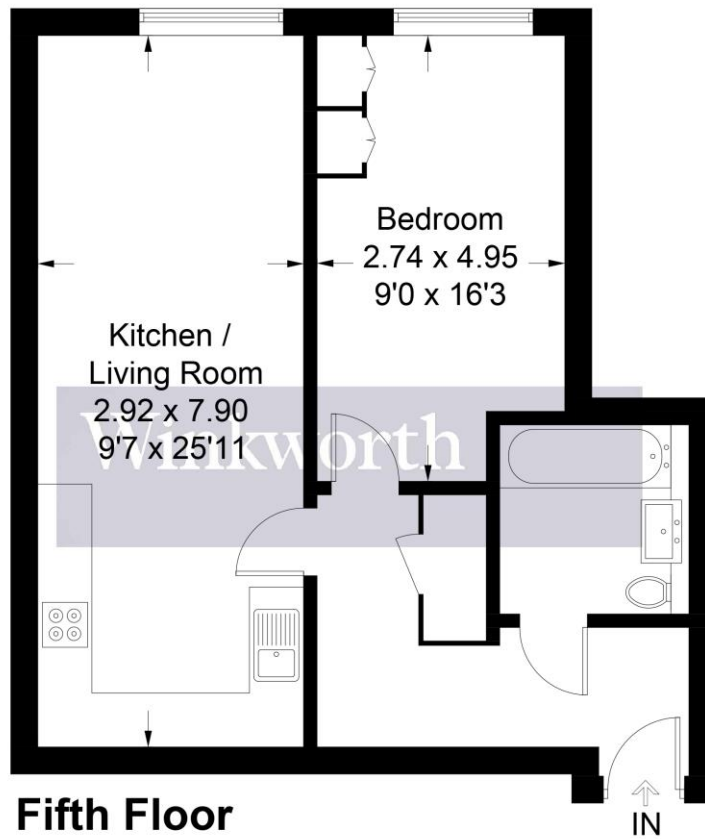
AT A GLANCE

- Chain Free
- 560 Square Feet
- EWS1 Compliant
- Secure Basement Parking
- Communal Gardens
- 116 Year Lease
- Video Entry Phone
- LABC Home Warranty





Approximate Gross Internal Area = 52.0 sq m / 560 sq ft



Fifth Floor



Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2025 (ID1187580)

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 9 months

Service Charge: £2200 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.