



GOLDWYN HOUSE, BOREHAMWOOD, HERTFORDSHIRE, WD6
£374,700 LEASEHOLD

**LUXURY RETIREMENT LIVING PLUS FOR THE
OVER 70'S**

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



DESCRIPTION:

Built by the leading retirement housebuilders McCarthy & Stone, this new site is designed exclusively for the over 70's. Located on the popular Studio Way, the development comprises a selection of 53 one & two bedroom apartments.

Each property has a kitchen fitted with ivory gloss units, mid height oven, integrated microwave, fridge, freezer and ceramic hob. Wet room with slip resistant flooring. All Retirement Living Plus developments are wheelchair friendly, with a secure mobility scooter room to store and charge your vehicle (subject to availability) There are numerous benefits available for residents such as Club Lounge, Wellness Suite, Laundry Room, Domestic Assistance, Lifestyle support, in-house restaurant, to name just a few.

AT A GLANCE

- 1 Bedroom
- 589 Square Feet
- Balcony
- Communal Club Lounge
- In - House Restaurant
- Laundry Room
- Two Lifts
- Landscaped Communal Gardens
- Laundry Room





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The Dorothy

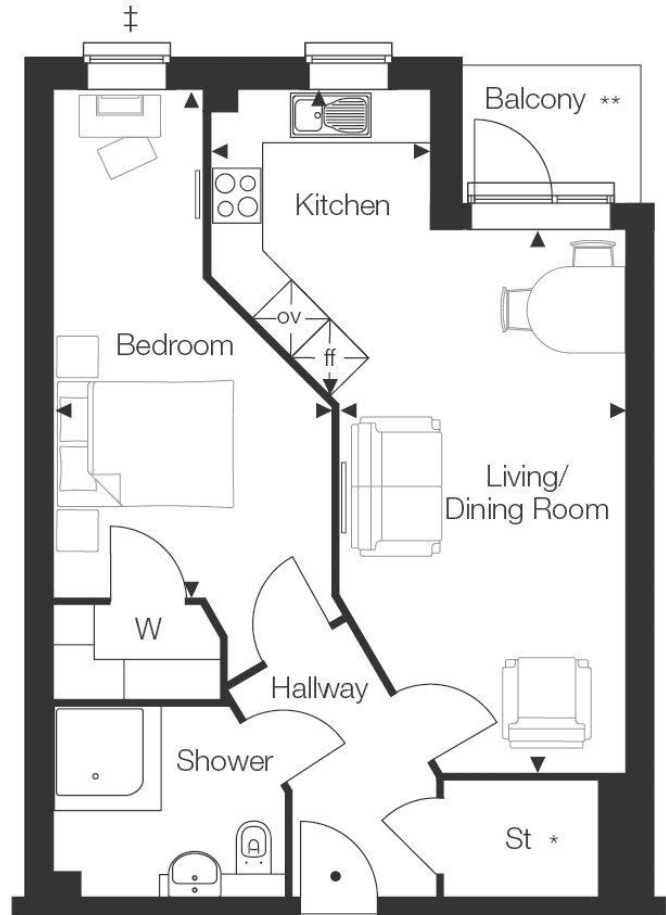
6, 7(h), 11(h), 16, 17(h), 29, 30(h), 42 & 43(h)

Approximate room sizes:

Living/Dining Room
6104mm x 3221mm / 20'0" x 10'7"

Kitchen
3532mm x 2474mm / 11'7" x 8'1"

Bedroom
5659mm x 3128mm / 18'7" x 10'3"



* MVHR unit, heat interface unit & electric meter to storage cupboard.
 ** No balcony to plots 6 & 7.
 ‡ Oriel window to plot 11.
 • Handed door to plots 29, 30, 42 & 43.
 ff – Built-in fridge/freezer ov – Built-in oven St – Storage W – Wardrobe
 Please refer to Sales Consultant in regards to radiators in hallway.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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