



**SHENLEY ROAD, HERTFORDSHIRE, WD6**

**£240,000 LEASEHOLD**

## **A SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT IN CENTRAL BOREHAMWOOD**

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





## DESCRIPTION:

Discreetly located in the heart of Borehamwood High Street, a short walk from the Thameslink station and a multitude of shops and restaurants, is this bright and spacious one bedroom first floor purpose built apartment.

Constructed approx. nine years ago the property has been meticulously maintained and is offered for sale in immaculate order throughout.

A long lease and low outgoings make this an ideal purchase for a first time buyer, downsizer or buy to let investor.

## AT A GLANCE

- 1 Bedroom
- 140 Year Lease and Low Service Charge
- 559 Square Feet
- Guest Cloakroom
- 0.3 Miles To Elstree & Borehamwood Station
- Gas Central Heating
- South Westerly Facing
- Ensuite Bathroom







Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 52.0 sq. metres (559.3 sq. feet)

While every effort is made to ensure the accuracy of this plan, all measurements are approximate and no responsibility can be taken for any errors.  
Plan produced using PlanUp.

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) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 140 year and 8 months

**Service Charge:** £547 per annum

**Ground Rent:** £ 163 Annually (subject to increase)

**Council Tax Band:** B

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.