



TODD CLOSE, HERTFORDSHIRE, WD6
£300,000 LEASEHOLD

**A WELL PRESENTED, CHAIN FREE, TWO DOUBLE
BEDROOM, TWO BATHROOM WITH WESTERLY
FACING BALCONY**

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DESCRIPTION:

Offered for sale Chain Free, this two bedroom two bathroom has been maintained throughout with meticulous attention to detail.

Positioned on the first floor of this sought after block, the vast majority of the accommodation, which totals in excess of 620 Square feet, benefits from a Westerly aspect.

The flat has been subject to a number upgrades including Amtico flooring throughout, fitted wardrobes to both bedroom and an induction hob.

Located within easy access of Borehamwood High Street, with its plethora of shops and restaurants and Thameslink station, as well as the recently completed Sky Studios, the property would be ideal for a first time buyer, investor or downsizer.

AT A GLANCE

- 2 Bedrooms
- Chain Free
- Two Bathrooms
- Westerly Facing Balcony
- 110 Year Lease
- 621 Square Feet
- Allocated Parking Space
- Gas Central Heating
- Double Glazed







TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)
 GIA measurements are approximate. Not to scale. Illustrative purposes only

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: 110 year and 3 months

Service Charge: £2100 per annum

Ground Rent: £ 250 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.