



Station Road, Hertfordshire, WD6

£156,000 *Leasehold*

"40 % Shared Ownership" A Stunning Two Double Bedroom First Floor Apartment with Lift and Secure Allocated Parking



#### KEY FEATURES

- Two Double Bedrooms
- Southerly Balcony Measuring Circa 120 Sq Ft
- 666 Square Feet
- 40% Shared Ownership
- 117 Year Lease
- Secure Gated Parking
- NHBC Warranty
- Video Entry Phone



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Positioned on the first floor of this highly sought after development, which was constructed approx. six years ago by the award-winning Berkley's group developers, St Williams and sold with the benefit and peace of mind an NHBC Warranty provides, is this immaculately presented two double bedroom apartment.

Located just a moments' walk from both Borehamwood Thameslink station and Shenley Road shops and restaurants, the property has been meticulously maintained and provides circa 666 square feet of bright and well-proportioned accommodation

Externally a Southerly corner balcony measuring circa 120 square feet with views to three sides adds to the feeling of space whilst security and peace of mind is provided by a video entry phone and gated parking.

Sold on a 40% shared ownership basis with a monthly rent of £704.32



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## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 117 year and 11 months

**Service Charge:** £2031.48 per annum

**Ground Rent:** £ 350 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** B



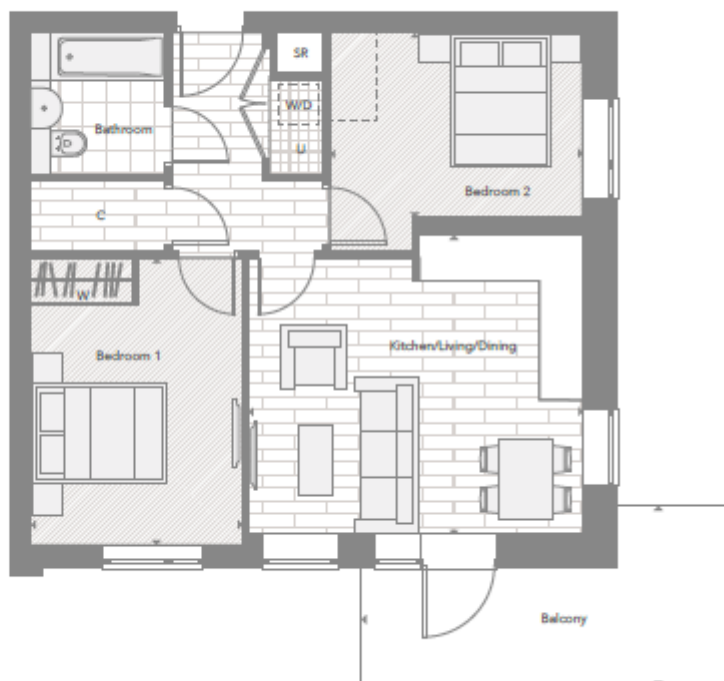
## Two Bedroom Apartments

Plots: A206, A306

Kitchen / Living / Dining	4.97 m x 4.44 m	16'3" x 14'7"
Bedroom 1	3.15 m x 4.27 m	10'5" x 14'
Bedroom 2	3.76 m x 2.75 m	12'4" x 9'
Total Internal Area	61.83 sq m	666 sq ft
Balcony	2.69 m x 5.54 m	8'10" x 18'2"
Total Balcony Area	11.1 sq m	119 sq ft

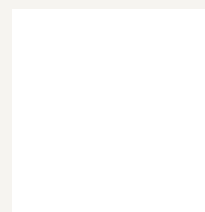


W	Fitted Wardrobe
—	Optional Wardrobe
W/D	Washer/Dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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