



STUDIO WAY, HERTFORDSHIRE, WD6  
**£450,000 LEASEHOLD**

**LUXURY RETIREMENT LIVING 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 and is available immediately on a unfurnished basis. Located on the popular Studio Way, each property has a kitchen fitted with ivory gloss units, mid height oven, integrated microwave, fridge, freezer and ceramic hob. Two balconies, 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, Domestic Assistance, Lifestyle support, in-house restaurant, to name just a few. Viewings come highly recommended.

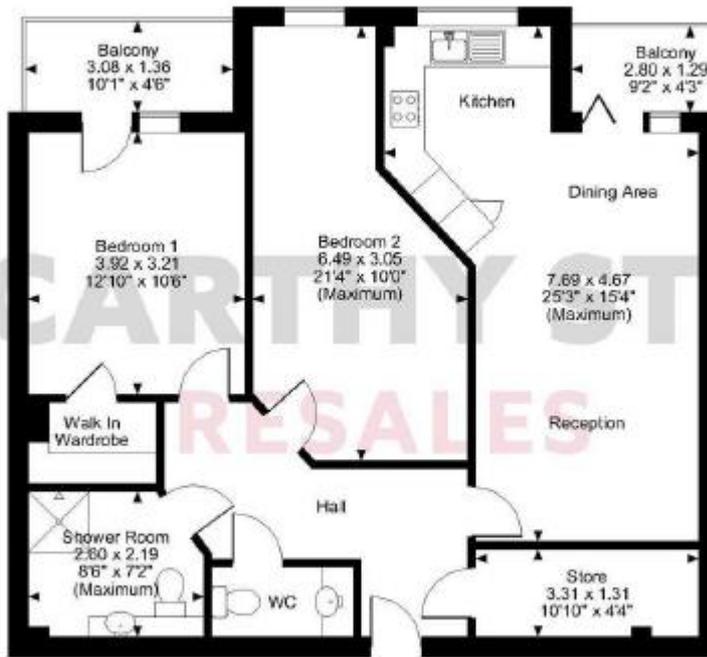
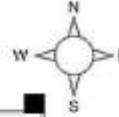
## AT A GLANCE

- 2 Bedrooms
- 884 Square Feet
- Chain Free
- Two Westerly Facing Balconies
- Allocated Parking Space
- Communal Club Lounge
- In House Restaurant
- Laundry Room





**Goldwyn House, Studio Way, Borehamwood**  
**Approximate Gross Internal Area**  
**884 Sq Ft/82 Sq M**  
**Balcony external area = 84 Sq Ft/8 Sq M**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(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	