



TEMPSFORD AVENUE, HERTFORDSHIRE, WD6  
**£235,000 LEASEHOLD**

## A ONE BEDROOM PURPOSE BUILT FIRST FLOOR FLAT WITH BALCONY

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

DESCRIPTION:

Winkworth are pleased to offer this one bedroom first floor flat. Benefitting from views across open spaces, the property comprises of a double bedroom, lounge with access to a balcony, kitchen and family bathroom. Additional benefits include double glazing and gas central heating.

This flat is ideally located for easy access to A1 and local shops. Nearby there are local buses which provide serves to Elstree & Borehamwood train station and Edgware. Ideal for both a first-time buyer or a buy to let investor.



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		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** To be advised  
**Term:** 0 year and 0 months  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**  
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.