



STATION ROAD, HERTFORDSHIRE, WD6

£350,000 LEASEHOLD

ONE BEDROOM SECOND FLOOR APARTMENT WITH BALCONY AND SECURE GATED PARKING

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DESCRIPTION:

Located just a moments walk from both Borehamwood Thameslink station and Shenley Road shops and restaurants is this one bedroom second floor apartment.

Constructed approx. five years ago by the Berkley's group developers, St Williams, the accommodation totals 548 square feet and is bright, well-proportioned and immaculately presented throughout.

Externally a rear Facing balcony measuring 65 square feet adds to the feeling of space whilst security and peace of mind is provided by a video entryphone and gated parking.

AT A GLANCE

- 1 Bedroom
- 994 Year Lease
- Chain Free
- Secure Parking Space
- Balcony
- NHBC Warranty
- 548 Square Feet
- Gas Central Heating





Winkworth



Winkworth



Winkworth



Winkworth



Winkworth



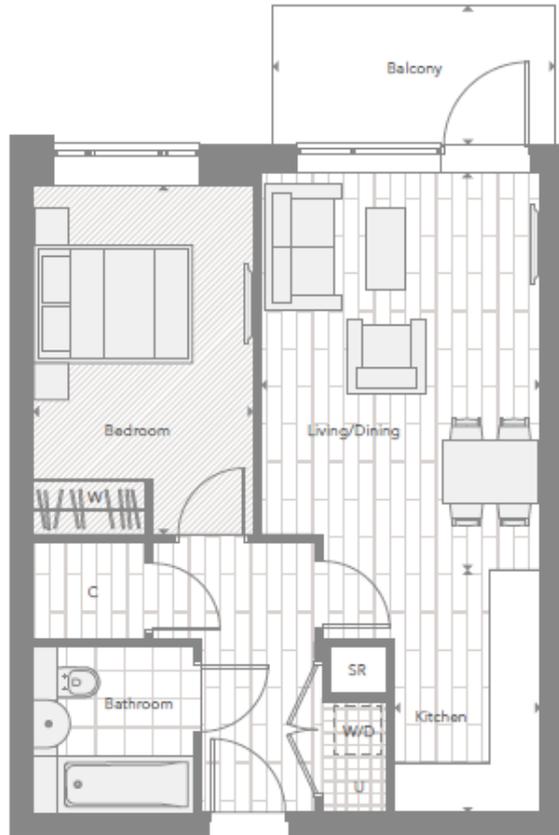
One Bedroom Apartments

Plots: A204, A303, A304

Living / Dining	3.50 m x 5.00 m	11'6" x 16'5"
Kitchen	1.83 m x 3.06 m	6' x 10'
Bedroom	2.75 m x 4.40 m	9' x 14'5"
Total Internal Area	50.91 sq m	548 sq ft
Balcony	3.53 m x 1.73 m	11'7" x 5'7"
Total Balcony Area	6 sq m	65 sq ft



◀ ▶	Measurement Points
W	Fitted Wardrobe
---	Optional Wardrobe
W/D	Washer/dryer (optional extra)
U	Utility Cupboard
C	Coat Cupboard
SR	Service Riser



Floorplans for Fairwood Place are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a 5% tolerance. Please note furniture layouts are not included in the property. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result this plan may not be the same scale as plans on other pages.

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-)	A	84	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 994 year and 4 months

Service Charge: £TBA

Ground Rent: £ TBA 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.