



Brook Road, Hertfordshire, WD6

£275,000 *Leasehold*



An Immaculately Presented One Bedroom Sixth Floor Apartment with Balcony

KEY FEATURES

- 548 Square Feet
- Balcony
- Secure Parking Space
- Communal Gardens
- EWS1 Certified
- LABC Warranty



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Constructed approximately eight years ago and maintained with meticulous attention to detail is this one bedroom sixth floor apartment.

The accommodation totals in excess of 500 square feet and is complimented by a rear facing balcony overlooking the communal gardens.

Sold with the benefit of a long lease, secure basement parking, video entry phone and the peace of mind of an LABC Home Warranty provides the property would be ideal for a first-time buyer, down sizer or buy to let investor.





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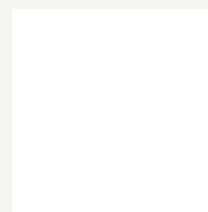
MATERIAL INFO

Tenure: Leasehold
Term: 116 year and 2 months
Service Charge: £2189.06 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: C
EPC rating: B



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		

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