



## Manor Way, Hertfordshire, WD6

Guide Price £260,000 Leasehold

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### A Chain Free Two Bedroom Duplex Apartment with a Balcony

#### KEY FEATURES

- Two Double Bedrooms
- Private Balcony
- Duplex Apartment
- Low Ground Rent and Service Charge
- Private Garden



#### Borehamwood

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





## DESCRIPTION

Winkworth are excited to bring to the market this two-bedroom duplex apartment, positioned on the Southside of Borehamwood, within reach of local transport links including the 292 bus route providing access, amongst other locations, to Elstree and Borehamwood Thameslink Station.

The apartment is arranged across two floors and has the additional benefit of a private garden and Westerly facing balcony.

This Chain Free flat makes an ideal purchase for a first-time buyer, downsizer or buy to let investor.





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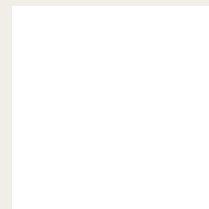
## LOCATION

-292 bus route to Elstree and Borehamwood Thameslink Station and Edgware Station

-Thameslink rail services to central London and beyond

-Road connections via A1, M1 and M25

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BOR250248>

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.

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 122 year and 3 months

**Service Charge:** £1800 per annum

**Ground Rent:** £ 50 Annually (subject to increase)

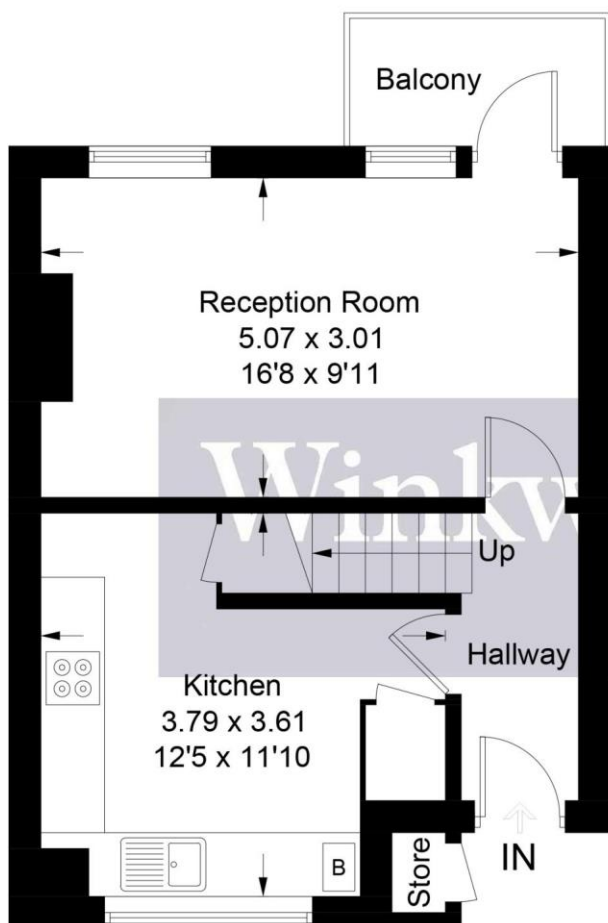
**Council Tax Band:** B

**EPC rating:** C

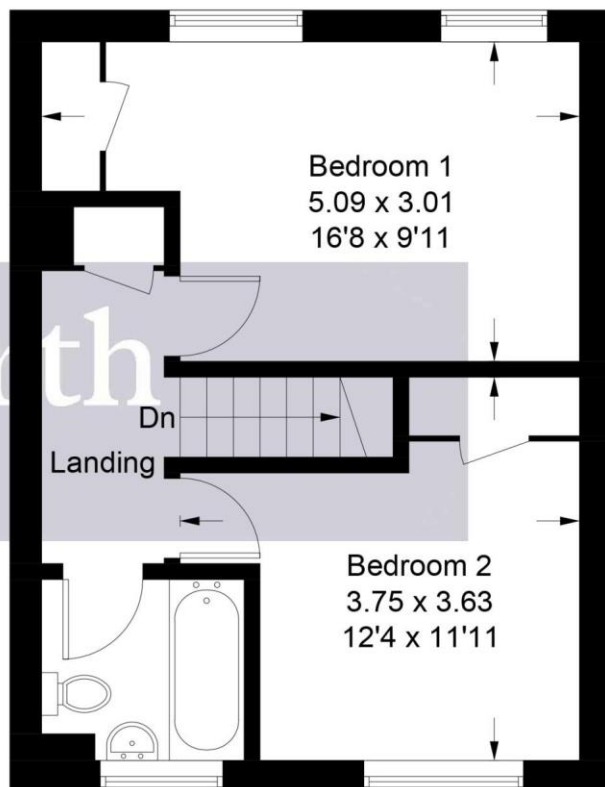
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area = 66.6 sq m / 717 sq ft  
(Excluding Store)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate,  
not to scale. Winkworth © 2024 (ID1066133)

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