



GRADE CLOSE, BOREHAMWOOD, HERTFORDSHIRE, WD6

£350,000 LEASEHOLD

**AN IMMACULATELY PRESENTED, CHAIN FREE,
TWO DOUBLE BEDROOM, TWO BATHROOM, TOP
FLOOR APARTMENT**

Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk



DESCRIPTION:

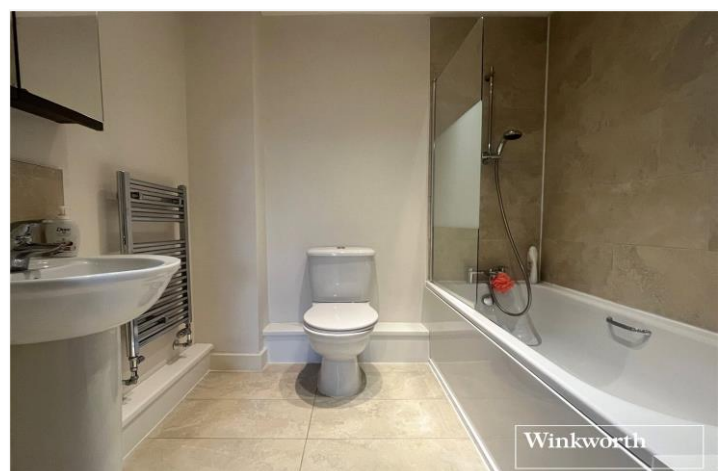
Constructed approx. twelve years ago by the highly regarded developers, Fairview Homes, is this two double bedroom, two bathroom top (third) floor apartment

Situated on the sought after "Vantage" development in Elstree the property is bright, well-proportioned and immaculately presented throughout and benefits from a Southerly aspect, balcony and an allocated parking space.

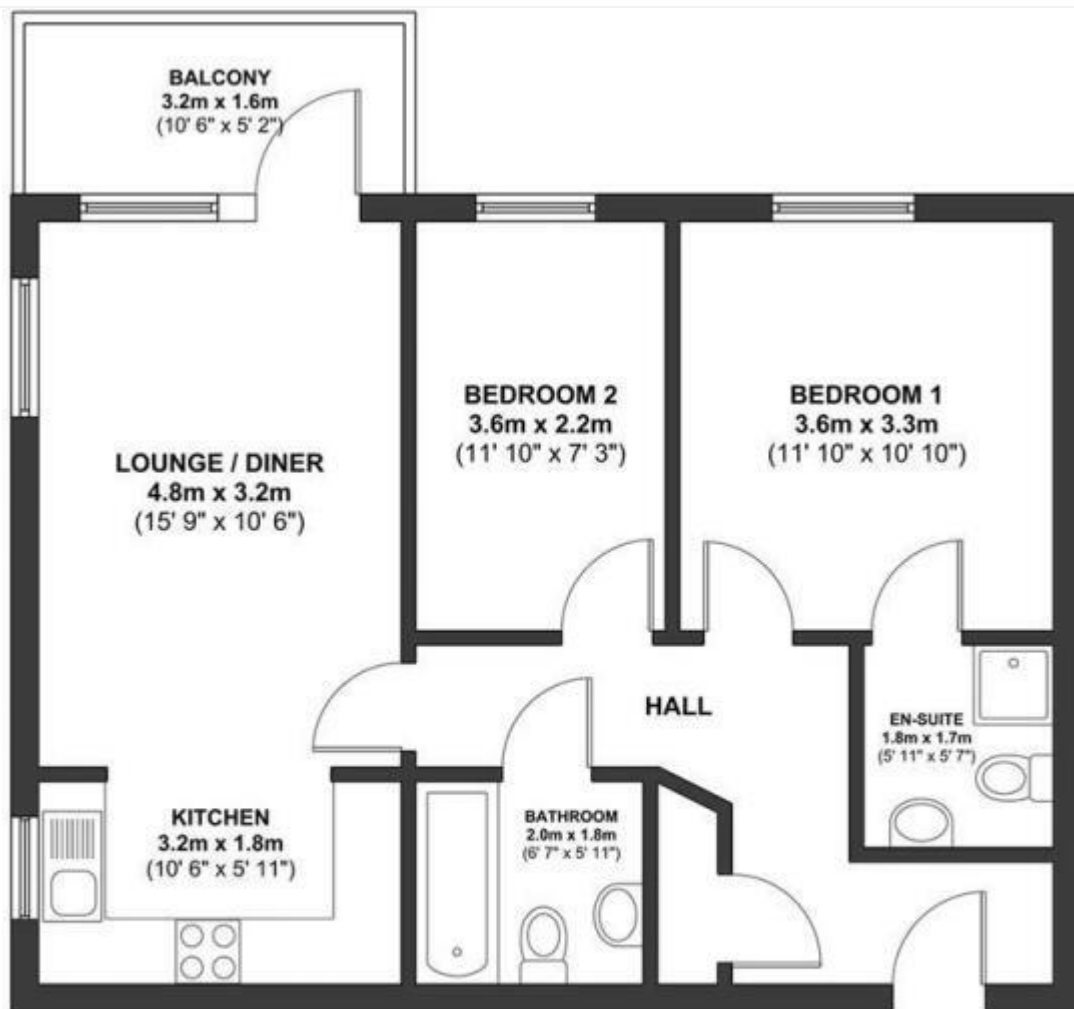
Located within walking distance of both Borehamwood town centre and Thameslink station, with its quick and convenient service into central London, the apartment would be ideal for first time buyers, downsizers and investors alike.

AT A GLANCE

- Two Double Bedrooms
- Two Bathrooms
- Chain Free
- Southerly Facing
- 112 Year Lease
- Balcony
- Circa 670 Square Feet
- Allocated Parking Space
- Gas Central Heating







Not to scale. This floor plan is for illustrative purposes only. Measurements, areas and openings are approximate. No responsibility is taken for any error or omission(s).

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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
81	81
England, Scotland & Wales EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 112 year and 8 months

Service Charge: £1600 per annum

Ground Rent: £ 298 Annually (subject to increase)

Council Tax Band: D

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.