



Winkworth

## Grade Close, Borehamwood, Hertfordshire, WD6

OIEO £340,000 Leasehold



An Immaculately Presented, Chain Free, Two Double Bedroom, Two Bathroom, Top Floor Apartment

### KEY FEATURES

- Two Double Bedrooms
- Two Bathrooms
- Chain Free
- Southerly Facing
- 112 Year Lease
- Balcony



Winkworth

### Borehamwood

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





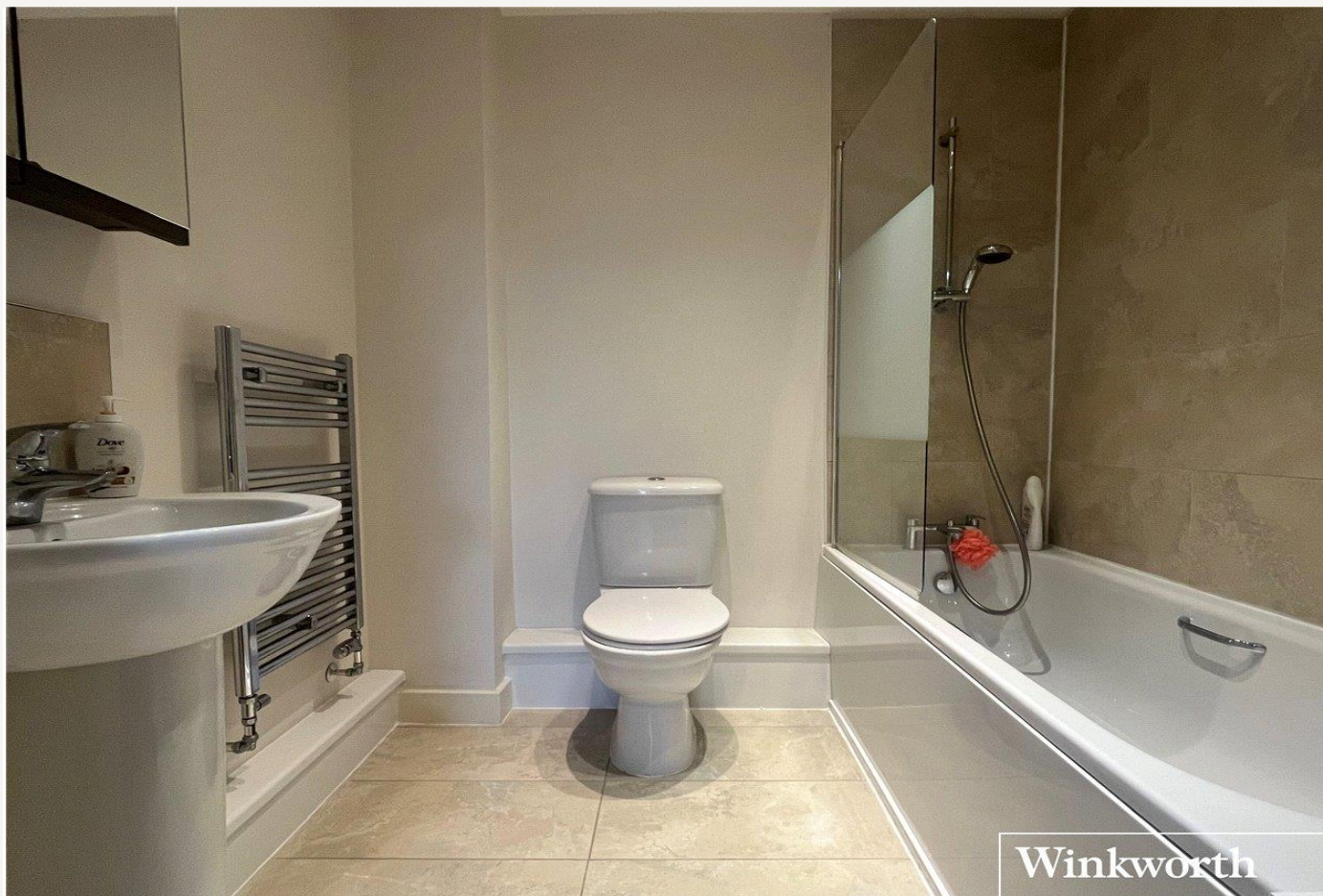
Constructed approx. twelve years ago by the highly regarded developers, Fairview Homes, is these two double bedrooms, two bathroom top (third) floor apartment

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.







#### MATERIAL INFO

**Tenure:** Leasehold

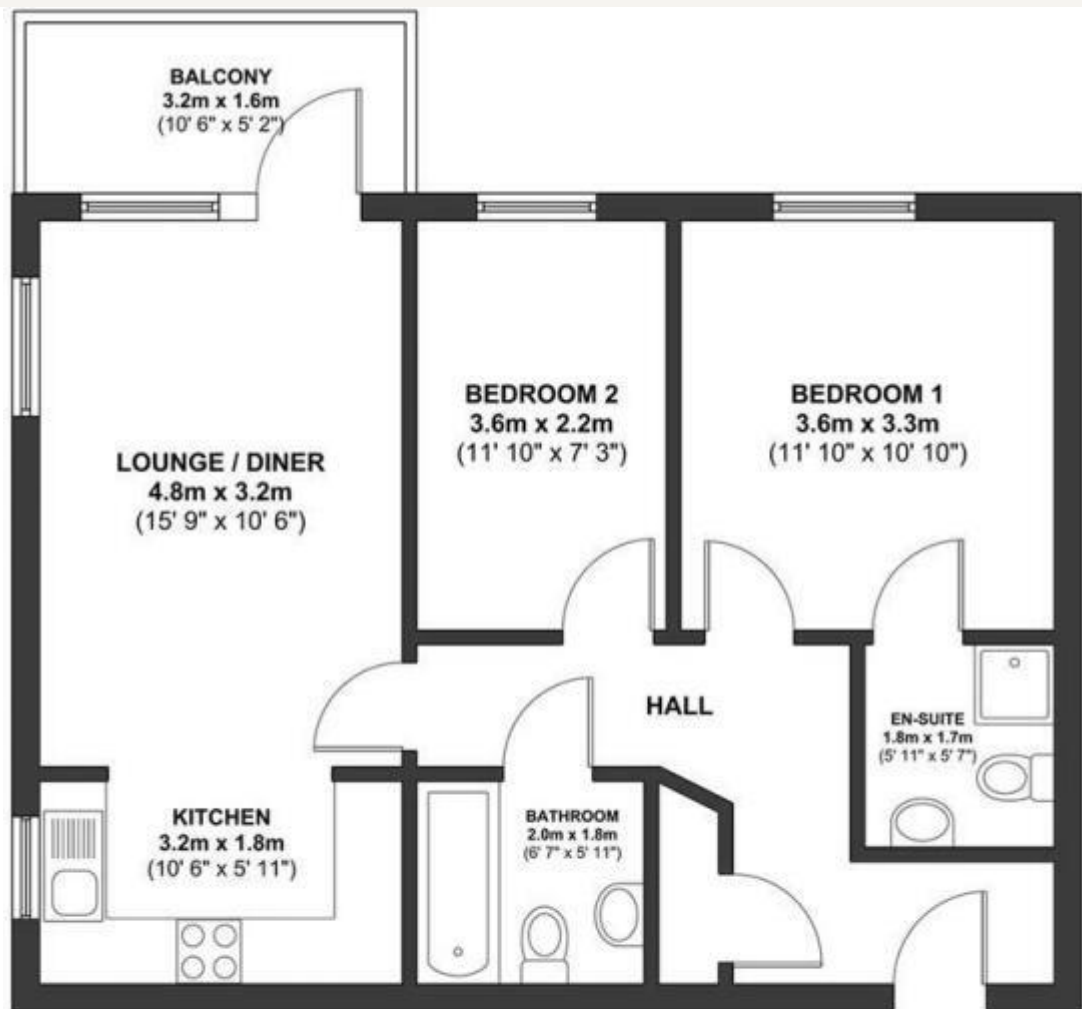
**Term:** 112 year and 3 months

**Service Charge:** £1600 per annum

**Ground Rent:** £ 298 Annually (subject to increase)

**Council Tax Band:** D

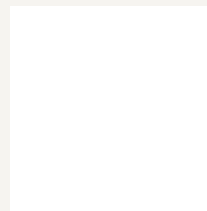
**EPC rating:** B



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).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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.

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