



Winkworth

Boreham Holt, Borehamwood, Hertfordshire, WD6

£339,950 *Leasehold*



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A Spacious Chain Free Two Double Bedroom Apartment with Balcony in Elstree

KEY FEATURES

- Two Double Bedrooms
- Chain Free
- Southerly Facing Balcony
- 842 Square Feet
- Double Glazed
- Southerly Facing Double Reception
- 936 Year Lease



Borehamwood

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As one of only six larger style apartments with balconies on the whole of this sought after development and one of only two positioned on the ground floor, this two double bedroom property represents an almost unique opportunity for a first-time buyer, downsizer or buy to let investor.

Offered for sale Chain Free and with an unexpired lease length in excess of 930 years, the bright, well-proportioned and spacious accommodation totals approaching 850 square feet and is complimented by a Southerly facing balcony with direct access to the communal gardens.

Discreetly positioned in a quiet cul de sac, Elstree and Borehamwood Thameslink station and Shenley Road with its plethora of shops and restaurants are a short walk away.

MATERIAL INFO

Tenure: Leasehold

Term: 935 year and 8 months

Service Charge: £1900 per annum

Ground Rent: £ 150 Annually (subject to increase)

Council Tax Band: C

EPC rating: E



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Approximate Gross Internal Area = 78.4 sq m / 844 sq ft

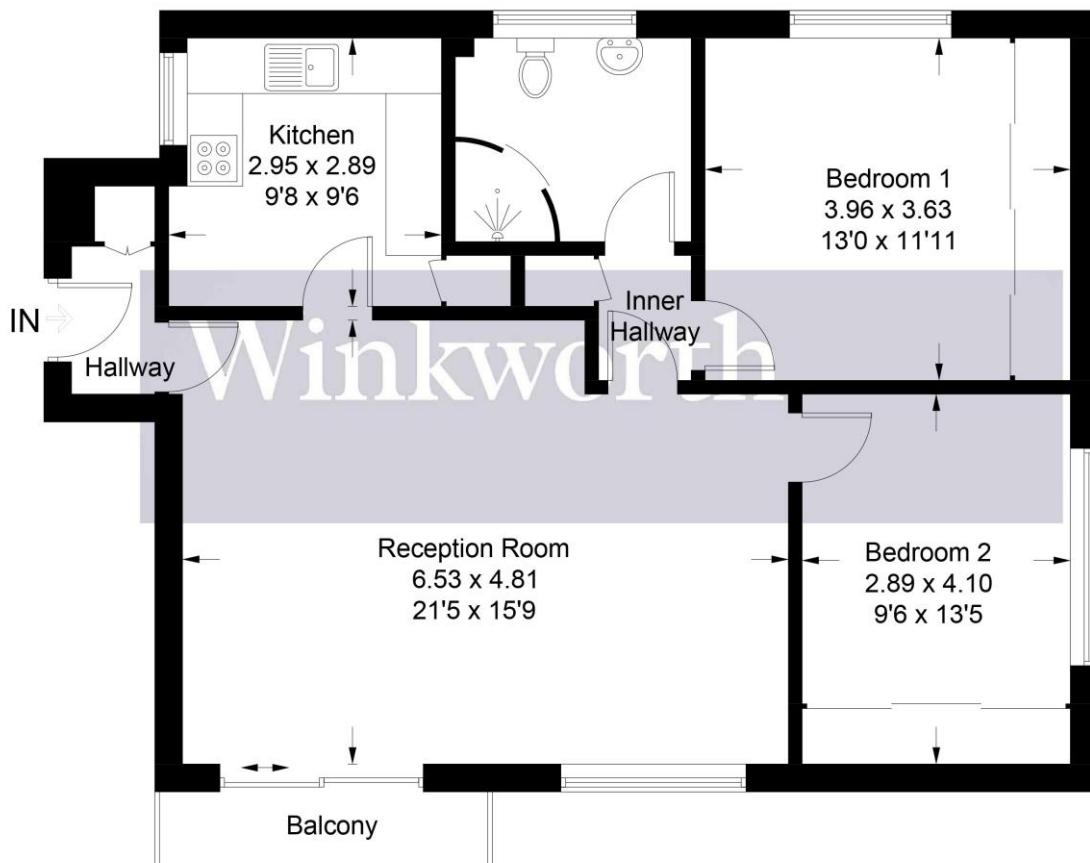
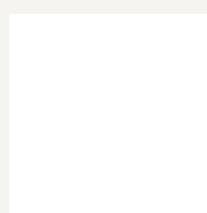


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2025 (ID1245262)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	45 E	
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/BOR250162>

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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