



MANOR WAY, HERTFORDSHIRE, WD6

**£272,000** LEASEHOLD

## ONE BEDROOM MODERN FLAT WITH PRIVATE GARDEN

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





### DESCRIPTION:

Nestled in a sought-after area of the town, this modern ground floor apartment offers a perfect blend of style and convenience. Boasting a private patio and access to beautifully landscaped communal gardens, this property is ideal for those who appreciate outdoor living. With allocated residents' parking available, you can rest assured knowing there is always a spot waiting for you. The apartment is part of a purpose-built development, ensuring high quality construction and design. The interior is thoughtfully designed with contemporary finishes and ample natural light, creating a welcoming and comfortable living space. Whether you are a first-time buyer, downsizing, or looking for an investment opportunity, this property offers a fantastic lifestyle in a convenient location. Don't miss the chance to make this stylish

### AT A GLANCE

- Entrance Hall
- Kitchen
- Living Room
- Bathroom
- Patio







Approximate Gross Internal Area = 46.7 sq m / 503 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1145629)

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		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 114 year and 8 months

**Service Charge:** £1920 per annum

**Ground Rent:** £ 299 Annually (subject to increase)

**Council Tax Band:** C

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.