



**ARMSTRONG CLOSE, HERTFORDSHIRE, WD6**  
**£259,500 LEASEHOLD**

## **A CHAIN FREE ONE BEDROOM APARTMENT IN SOUTH BOREHAMWOOD.**

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



## DESCRIPTION:

Situated in a quiet and sought after cul de sac on the South side of Borehamwood is this well presented chain free one bedroom first floor apartment with two allocated parking spaces.

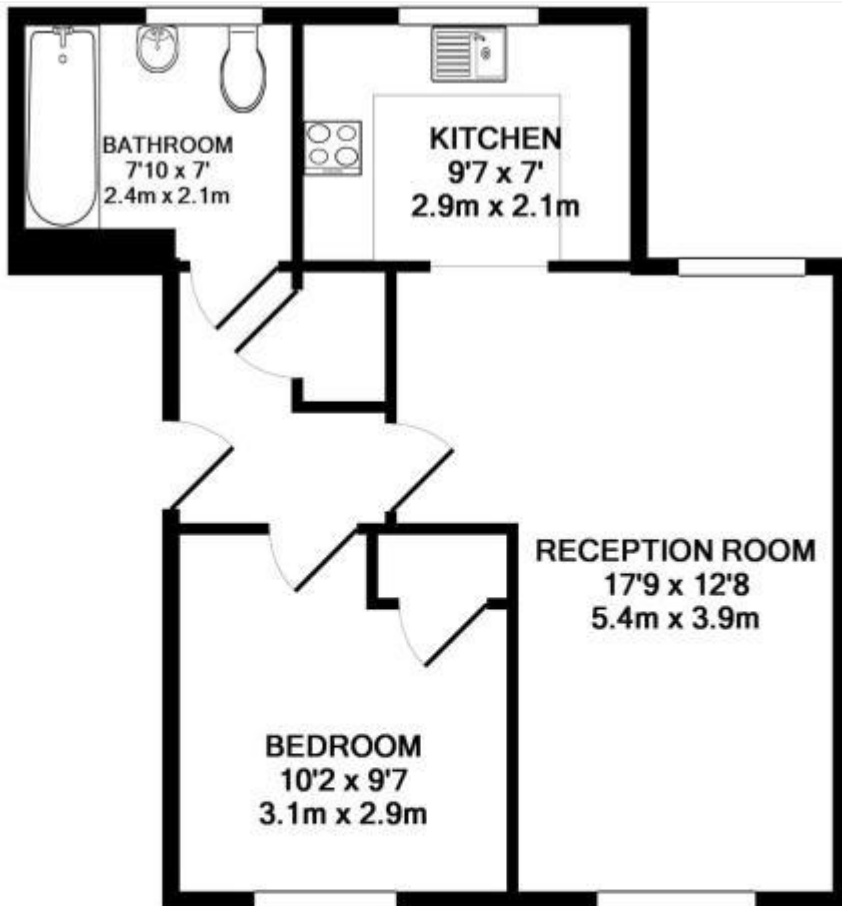
The bright and well-proportioned accommodation totals in excess of 450 square feet and when married with a lease of 100 years makes this an ideal purchase for a first time buyer, downsizer or buy to let investor.

## AT A GLANCE

- 1 Bedroom
- Chain Free
- Two Allocated Parking Spaces
- 451 Square Feet
- 100 Year Lease
- Communal Gardens
- Double Glazed
- Quiet Location







TOTAL APPROX. FLOOR AREA 41.9 SQ.M. (451 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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			
(69-80) C		82	83
(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:** 100 year and 3 months

**Service Charge:** £1500 per annum

**Ground Rent:** £ 300 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.