



GOLDWYN HOUSE, STUDIO WAY, Borehamwood, WD6 5JY

Guide Price £375,000



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A fabulous opportunity to purchase a spacious, bright and well-planned two double bedroom apartment in this delightful luxury over 70 development built by renowned and award winning retirement builders McCarthy Stone and constructed approximately five years ago. The builders have thoughtfully considered all the requirements needed to enhance and embrace the sometimes bespoke care and individual needs of their clients including large bathrooms/wet rooms, open plan kitchen/living rooms, wide doorways and excellent storage throughout. This particular first floor apartment is one of the few that comes with it's own allocated parking space. Offering almost 850 square feet of well-planned accommodation, this delightful apartment also benefits from extraordinary communal facilities including a restaurant with terrace for outside dining, beautiful private dining room for those special family occasions (hire fee applies) and a guest suite for them to stay overnight. There are delightful, well-maintained communal gardens, a relaxing communal lounge with wifi access and a resident laundry room.

The service charge includes one hour of domestic assistance per week and there are various levels of care packages available and a 994 year lease.

Situated on the sought-after Studio Way Development and just a short walk away from Borehamwood's thriving high street with it's array of restaurants and cafes as well as the Boulevard Shopping Park and mainline station with direct links to Central London. The A1 and M25 Motorways are a short drive away making this an ideal location for friends and family to visit you in this superb complex.

First Floor

Communal hallway accessed by elevators, fully carpeted, Oak front door leading to:

Entrance Hall

Wall mounted entry phone and emergency call-system, wooden handrail, wall-mounted radiator, inset LED spotlights, fully carpeted.

Walk-in Storage Cupboard

Wall-mounted Vent-Axia air replacement system, wall-mounted boiler and electric circuit board, ample storage space for Hoover etc., fully carpeted, ceiling light.

Guest Cloakroom

White wash handbasin with chrome mixer tap and ceramic tiled splash back set atop vanity unit with shelving to either side, wall-mounted illuminated mirror, part tiled walls, 3-spotlight fitting, wet room flooring, extractor, emergency pull cord.

Living Room

15'11 x 14'8 (4.85m x 4.47m)

Space for dining table and chairs, space for sofas, inset LED

spotlights, carpeted, air replacement vent, wooden shelf, door to private balcony with full side height windows to one side all with fitted blinds and to front aspect, wall-mounted radiator, fully carpeted and open plan to kitchen.

Private Balcony

Space for bistro table and chairs, brushed chrome handrails with glazed balustrades, timber decked flooring, external light.

Kitchen

8'10 x 7'11 (2.69m x 2.41m)

Comprehensive range of cream high gloss wall and base units with chrome handles and dark wood effect worktops and upstands, stainless steel sink and drainer with chrome mixer tap, electric hob with 'Bosch' brushed chrome hood and extractor fan above and glazed splash back, integrated 'Bosch' oven and microwave, integrated fridge/freezer, pull out larder cupboard, under cabinet lighting, 3-spot light fitting, air replacement vent, wood effect laminate flooring, electronically opening window with fitted blinds to front aspect.

Bedroom One

11'10 x 10'2 (3.61m x 3.10m)

Double bedroom with range of fully fitted wardrobes, inset LED spotlights, air replacement vent, wall-mounted radiator, fully carpeted, two sets of full-height windows to front aspect with fitted blinds.

Bedroom Two

15'1 x 9'9 (4.60m x 2.97m)

Full-height wooden shelf units to one wall, inset LED spotlights, air replacement vent, wall-mounted radiator, fully carpeted, window to front aspect with fitted blinds.

Bath/Wet Room

White wash handbasin with chrome mixer tap and white vanity unit below, double mirror fronted and illuminated glass shelved medicine cabinet, low-level WC with wall-mounted flush and storage shelf above, walk-in shower with wall-mounted chrome controls and shower attachment, wall-mounted shower chair, pull around shower curtain, wet room flooring and drain, part-tiled walls, wall-mounted heated chrome towel warmer, chrome ceiling spotlight unit, emergency pull cord.

On-Site Facilities

The development offers excellent facilities including a restaurant with a well-maintained outside dining area, function room available for resident hire to host family and friends and a guest suite for them to stay over. There is a communal lounge with Wi fi access, wellness suite, laundry room and stunning communal gardens.

A 24-hour estate management team is on hand to offer day to day assistance for those that need additional help as well as arrange numerous social events.

SERVICE CHARGE for year ending 30/06/2025 is £11,852.17.

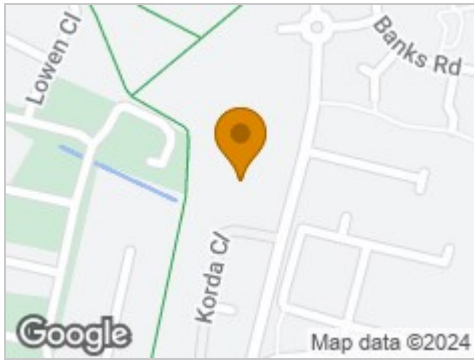
This includes: one hour of domestic assistance per week, water rates, electricity, heating and power to communal areas, 24-hour emergency call system, upkeep of gardens and grounds, cleaning of communal windows, repairs and maintenance to interior and exterior communal areas, contingency fund and buildings insurance.

GROUND RENT: £510 P.A.

LEASE INFORMATION: 999 years from 1st June 2018



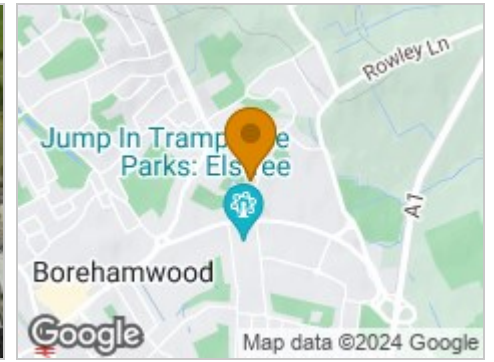
Road Map



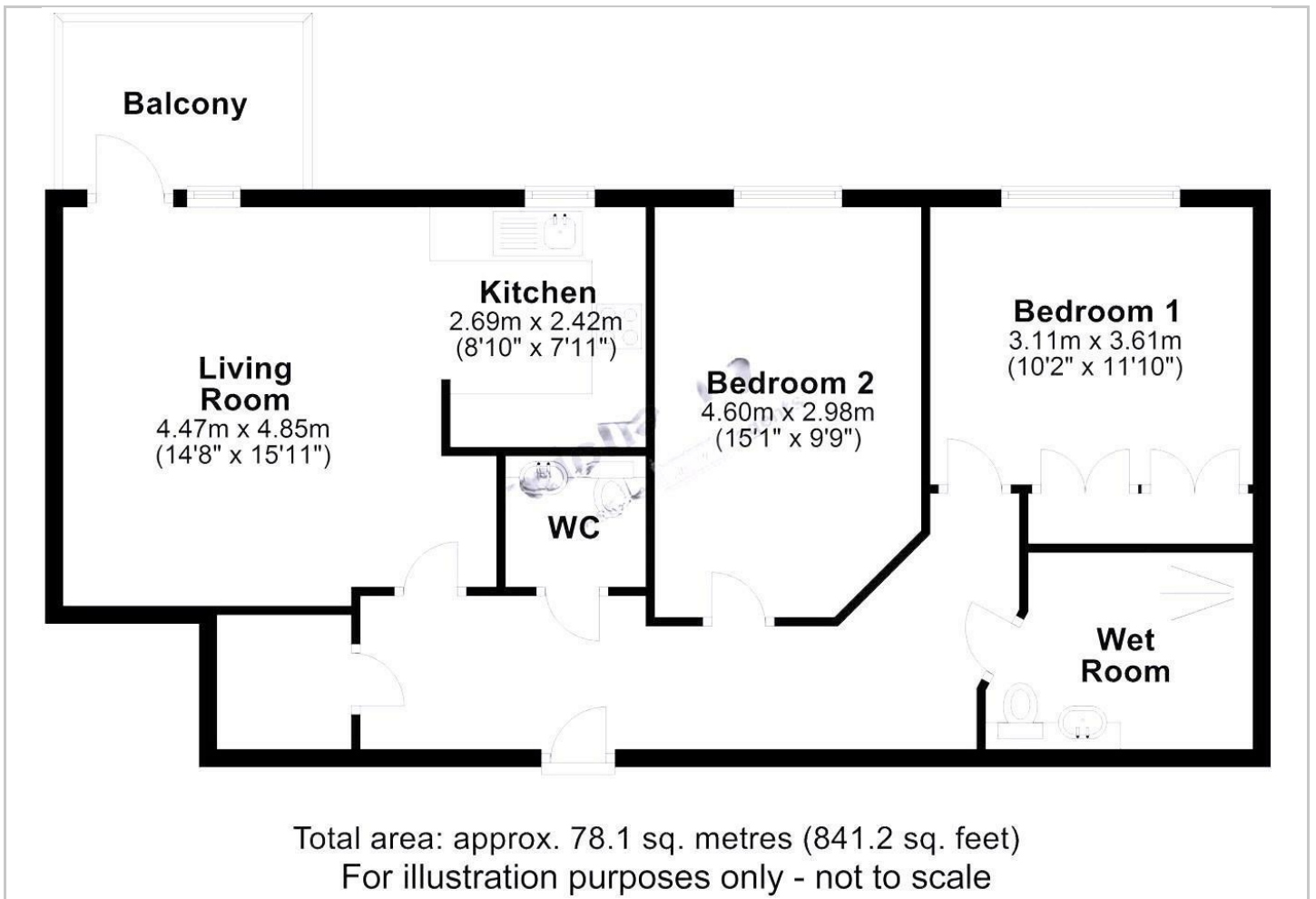
Hybrid Map



Terrain Map



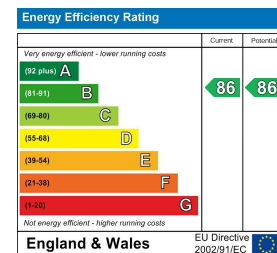
Floor Plan



Viewing

Please contact our Open Estates - Sales Office on 01923 537 111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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