



## Kensington Way

Borehamwood, WD6 1LH

Guide Price £269,950

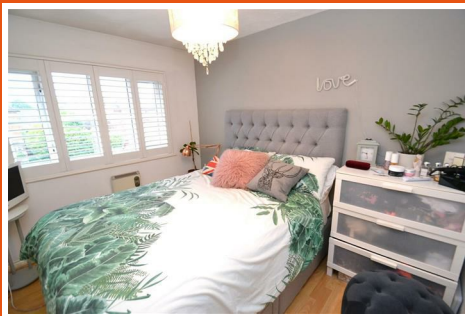




# Kensington Way

Borehamwood, WD6 1LH

Guide Price £269,950



A delightful two bedroom apartment situated in the sought-after Woodside Grange development, this well-presented property offers a fitted kitchen semi-open plan to a bright living/dining room perfect for entertaining or relaxing after a long day, as well as a modern bathroom. Built in 1999, this top-floor apartment offers not only a contemporary living space but also loft access, providing additional storage. The communal gardens to the rear is perfect outside space to sit and relax, while the allocated parking space ensures convenience for residents with a vehicle. Whether you're a first-time buyer looking for a cozy home or a buy to let investor, this apartment ticks all the boxes. Don't miss out on the chance to own a piece of modern living in this desirable location with easy access to the A1 and M25 and local shops near-by.

## Private Entrance Hall

20'10 x 8'9 (6.35m x 2.67m)

Cloaks cupboard, airing cupboard, inset spotlights, wall-mounted storage heater, laminate wood flooring, access hatch to loft storage.

## Living/Dining Room

17'7 x 10 (5.36m x 3.05m)

Space for sofas, space for dining table and chairs, inset spotlights, wall-mounted storage heater, laminate flooring, windows to side and front aspect.

## Kitchen

7'3 x 7'3 (2.21m x 2.21m)

Range of white hi-gloss wall and base units with complimentary work tops and tiled splash backs, white composite sink and drainer with chrome mixer tap with extendable flexi hose, 4-ring electric hob with built-in extractor above, built-in Neff oven, space for fridge/freezer, space for washing machine, inset spotlights, laminate flooring, window to front aspect.

## Bedroom One

12'8 x 8'5 (3.86m x 2.57m)

Double bedroom with built-in wardrobe, laminate

flooring, wall-mounted electric heater, window to front aspect.

## Bedroom Two

8'8 x 5'9 (2.64m x 1.75m)

Single bedroom, space for wardrobe, wall-mounted storage heater, laminate flooring, window to front aspect.

## Bathroom

6'9 x 5'8 (2.06m x 1.73m)

Modern white three-piece suite comprising: panelled bath with chrome hot and cold taps, wall mounted shower controls and riser, glazed shower panel, wash hand basin with chrome mixer tap, low-level W.C., part-tiled walls, inset spotlights, wall-mounted electric heater, ceiling-mounted extractor fan, laminate flooring.

## Exterior

### Communal Garden

Large area of lawn surrounded by timber fencing.

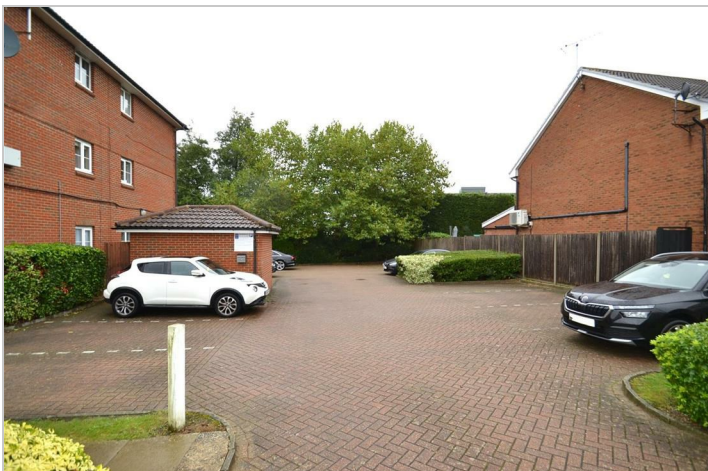
### Allocated Parking Space

Area of hard-standing with allocated resident parking bays.

Length Of Lease Remaining: 101  
Years

Service Charge: £1800 P.A.

Ground Rent: £360 P.A.



## Road Map



## Hybrid Map

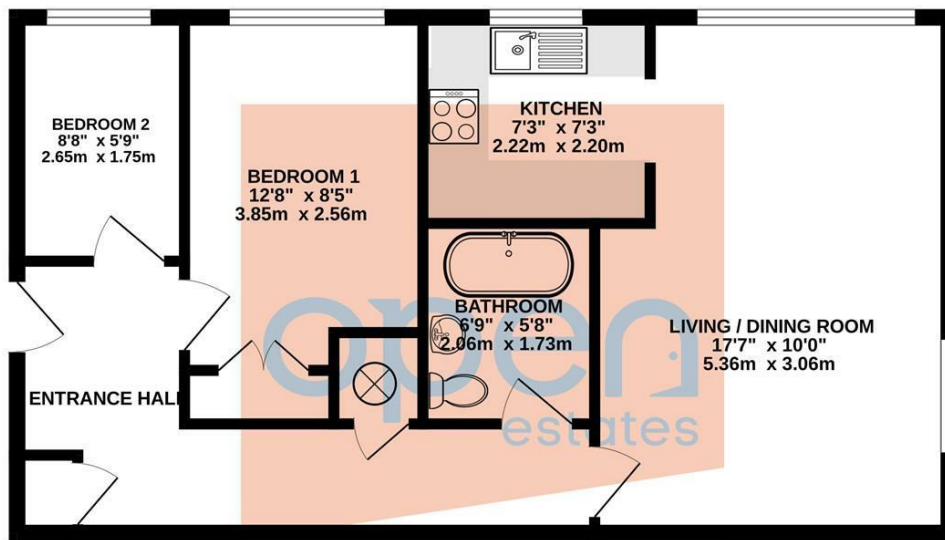


## Terrain Map



## Floor Plan

### SECOND FLOOR 537 sq.ft. (49.9 sq.m.) approx.



KENSINGTON WAY, BOREHAMWOOD, WD6 1LH

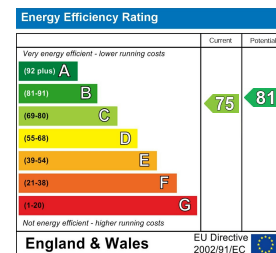
TOTAL FLOOR AREA : 537 sq.ft. (49.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## 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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