

**Wentbridge Path, Borehamwood, Hertfordshire, WD6**



**RARELY AVAILABLE!** This ONE BEDROOM GROUND FLOOR FLAT  
boasts DIRECT ACCESS TO GARDEN.

Well positioned for local shops and just over a mile  
to Elstree Station and Borehamwood's bustling High Street,  
this property is offered CHAIN FREE!

- One Double Bedroom
- Ground Floor Flat
- Own Private Garden
- Gas Central Heating
- Chain Free
- 1.1 miles to Station

**£199,950 Leasehold**

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## **Accommodation Comprises**

**Communal Entrance Lobby**

**Entrance Hall**

**Lounge**

**Kitchen**

**Bedroom**

**Bathroom**

**Exterior**

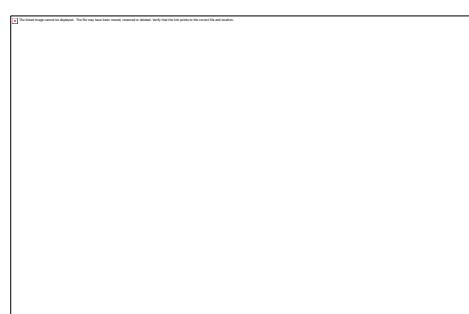
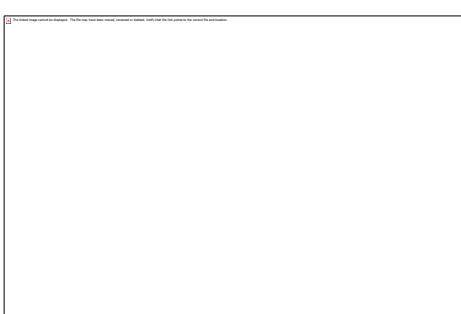
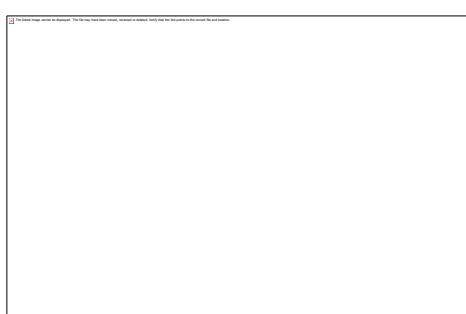
**Private Rear Garden**

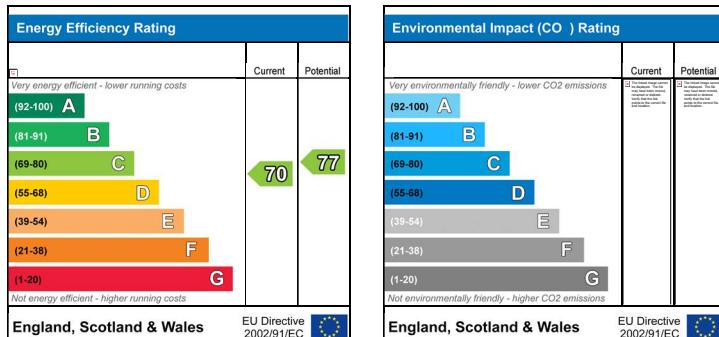
## **Lease Information**

85 Years remaining

Ground Rent £10 pa

Service Charge £112 pm





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#### **VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS**

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
  - (2) These particulars do not constitute part or all of an offer or contract.
  - (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
  - (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.