

# Oliver & Akers

**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

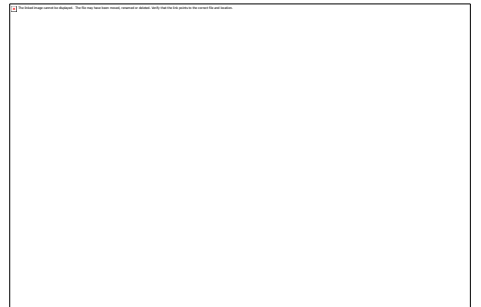
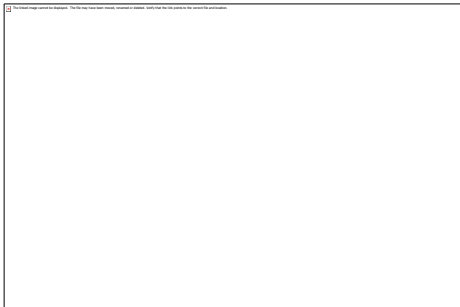
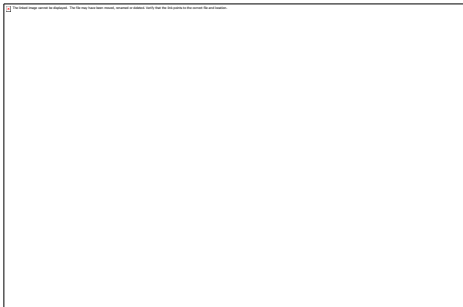
Private Rear Garden

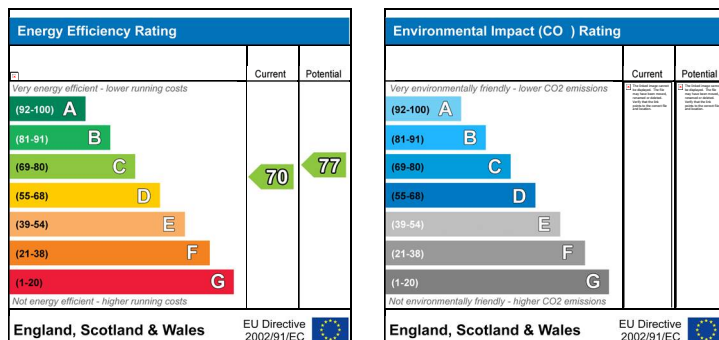
## Lease Information

85 Years remaining

Ground Rent £10 pa

Service Charge £112 pm





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### VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.