

**Torworth Road, Borehamwood**  
**Offers In The Region Of £265,000**  
**(Leasehold)**



This 2 DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT, is located in a quiet turning on the North Side of Borehamwood. Just a short walk to local shops including Co-Op, Post Office, Cafe's and restaurants and approximately 1 miles to Borehamwoods thriving High street with an array of amenities including the mainline trains station.

The property is in fair condition and boasts an entrance hall, kitchen, lounge, 2 double bedrooms, shower room (formerly a bathroom) and a cosy dining space. Externally there is a private garden accessed directly from the property providing the perfect space for summer BBQ's.

There is also a large open green space directly opposite the property, providing lovely views and allowing children to play.

This property is ideal for any first time buyer or small family, as well as rental investors with achievable rent at approximately £1400 pcm and low service charges, optimizing the rental yield at over 6%.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



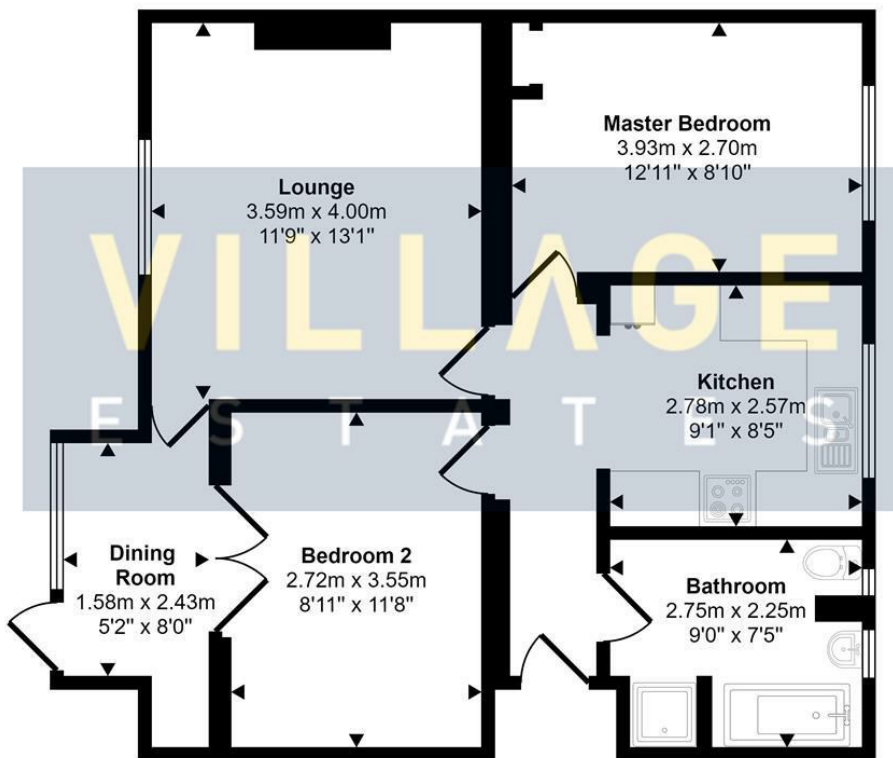
Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





Approx Gross Internal Area  
61 sq m / 660 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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