

**Eaton Way, Borehamwood**

**£310,000 (Leasehold)**

**VILLAGE**  
E S T A T E S



This modern TWO DOUBLE bedroom, TWO BATHROOM second floor apartment is located on a popular development close to local shops and amenities in Borehamwood. Just 1 mile to Elstree & Borehamwood station with a bus stop directly opposite the block which will take you there in less than 5 minutes. Borehamwood's high street, shopping park and endless supply of eateries are all just 1 mile away too.

The property is offered in very good condition and boasts good size living room, modern kitchen, master bedroom with en-suite shower room, second double bedroom, family bathroom, Communal Gardens with children's play area and allocated parking.

The property is ideal for residents and rental investors alike with an achievable rent of approximately £1500 pcm. The flat is currently let to a friend of the seller who is paying £1300 pcm.

**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

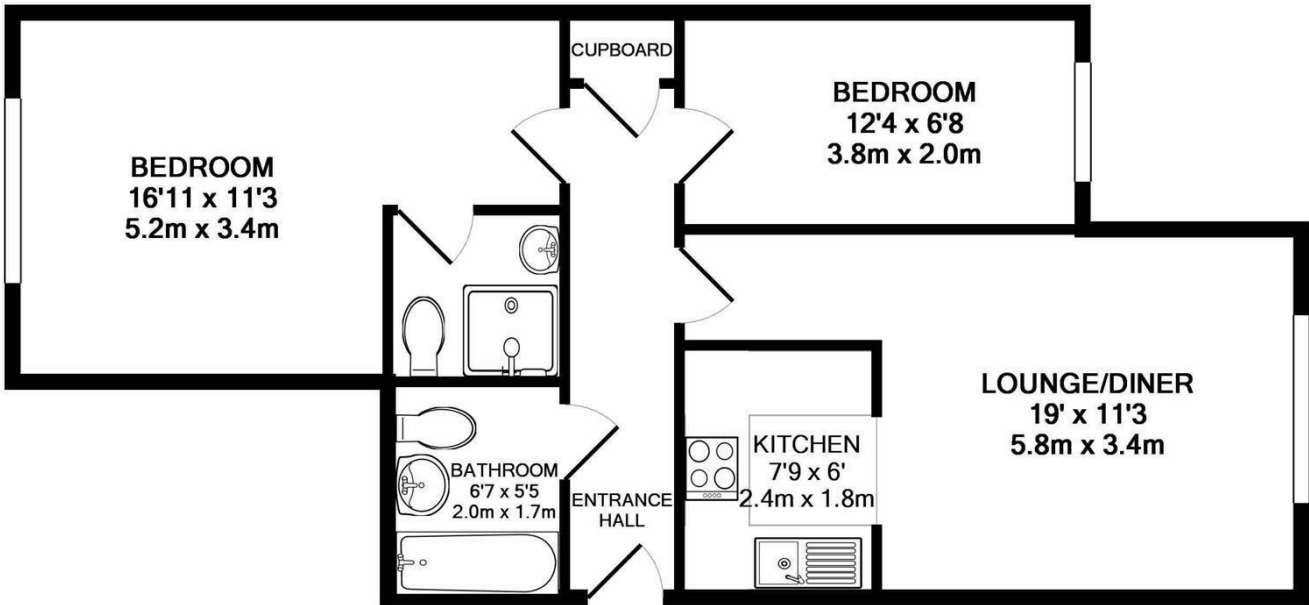
Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.











TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	