



 1
Bedroom

 1
Bathroom



Warren Bradley Estates are delighted to offer for sale as the vendors SOLE AGENT this 1 bedroom apartment located on Holmsley Road which is part of a modern development ideally located close to all the local amenities Borehamwood has to offer.

Internally the property boasts a spacious and bright open plan living area with a modern fully fitted and integrated kitchen, a large reception area, dining area and balcony. There is also a double bedroom with fitted wardrobes. A fully tiled bathroom and large utility area housing the washing machine. The property has wood flooring throughout except for the bedroom which is luxuriously carpeted.

Further benefits that come with this property are one allocated off-street parking space as well as plenty of visitors parking on a first come first served basis. The apartment is conveniently located close to Elstree & Borehamwood train station, ensuring effortless commuting for residents.

Offered chain free and with a long lease (in region of 994 years remaining) and low running costs, this apartment is ideal for first time buyers and rental investors alike.

Hall 3.10m x 3.00m (10' 2" x 9' 10")

Reception 5.20m x 3.10m (17' 1" x 10' 2")

Kitchen 3.10m x 3.00m (10' 2" x 9' 10")

Bedroom 3.50m x 3.00m (11' 6" x 9' 10")

Bathroom 2.20m x 1.90m (7' 3" x 6' 3")

Utility Area 3.00m x 1.90m (9' 10" x 6' 3")

Balcony 2.90m x 1.60m (9' 6" x 5' 3")

Leasehold

999 Years from August 2017 (992 Years Remaining) - As advised by the Vendor

Service Charge

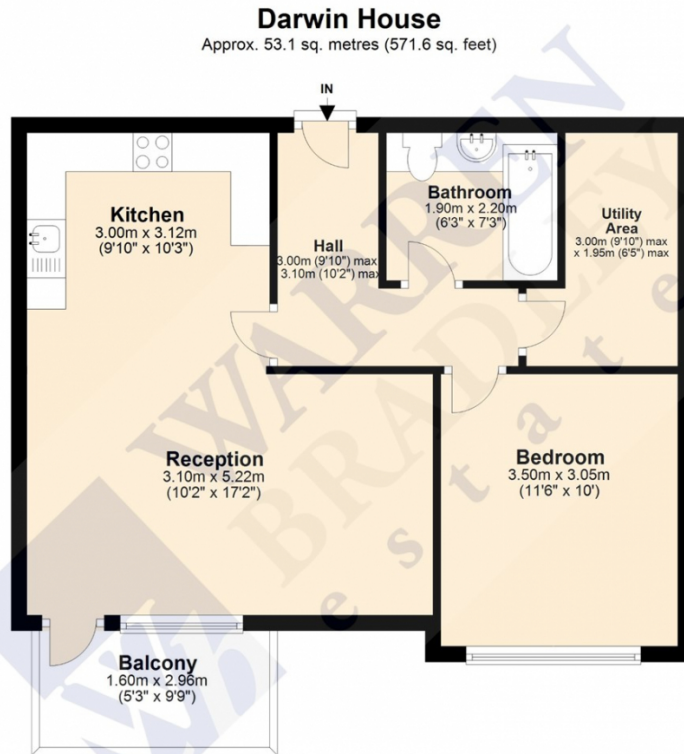
£1600.00 Per Year - As advised by the Vendor

Ground Rent

£200.00 Per Year - As advised by the Vendor

Parking

Allocated parking space in residents car park



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Holmesley Road, Borehamwood

