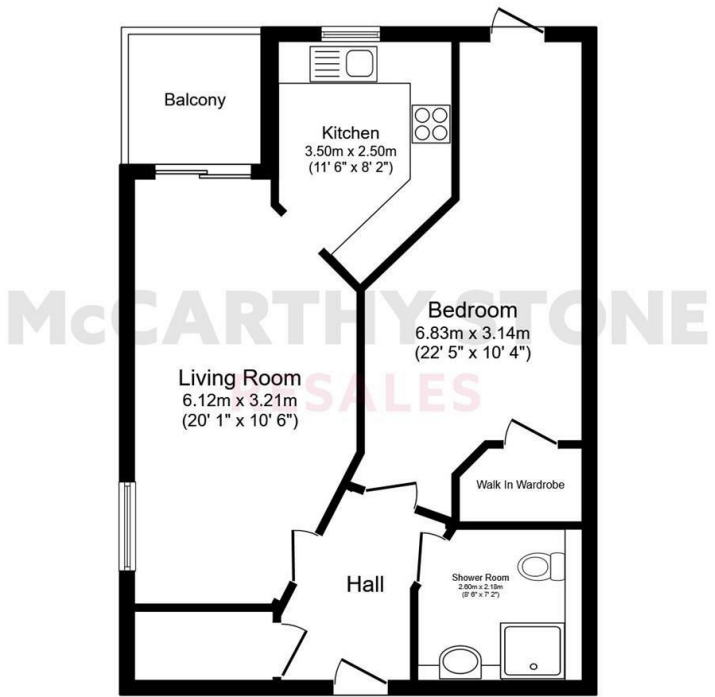


11 Goldwyn House

Studio Way, Borehamwood, WD6 5JY

PRICE  
REDUCED



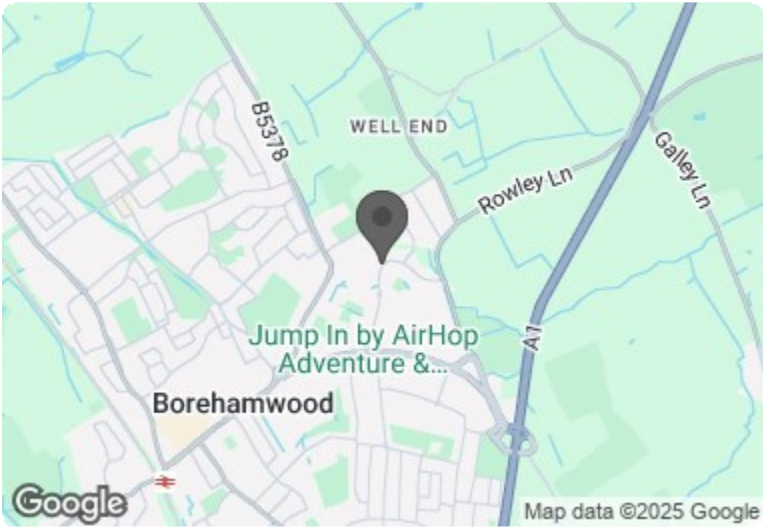
Total floor area 55.2 sq.m. (594 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



PRICE REDUCTION

Asking price £280,000 Leasehold

\*Come along to our Open Day - Saturday 28th June 2025 - from 11am - 4pm - book your place today!\*

IMMACULATE first floor retirement apartment, freshly decorated throughout. The apartment benefits from a DUAL ASPCT living room with access to a WALK-OUT Balcony enjoying garden views. Modern kitchen with BUILT IN APPLIANCES, double bedroom with a WALK-IN WARDROBE and a contemporary wet room completes this lovely apartment.

-Part Exchange, Entitlements Advice and Solicitors all available - speak to your Property Consultant for more details-

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Studio Way, Borehamwood

## Goldwyn House

Featuring a stylish selection of one and two bedroom apartments, exclusively for retirees, Goldwyn House is proving a popular choice for those seeking an active and sociable retirement.

The development offers excellent facilities, the communal lounge featuring Wi-Fi access and a beautiful patio area leading to landscaped gardens which will be fully maintained so that you and your guests can enjoy time outdoors without the hassle of regular upkeep. There's a function room and on-site restaurant serving lunches daily and a wellness suite. If your guests travel from afar they can stay in the guest suite.

An Estate Manager is also available onsite to help with any domestic enquiries. Day-to-day assistance is available for those who would like some extra help within their home.

### Local Area

The pretty commuter town of Borehamwood sits just outside of London, offering all of the convenience and comfort of a smaller town but with the added luxury of having the capital right on your doorstep.

The Elstree and Borehamwood Museum brings the local area and its rich history to life with a variety of historical items and photographs. The Elstree area has become nationally famous as a centre for television and film thanks to the busy production studios.

A small convenience store is located just a short walk from the development, whilst a small high street area can be found just a mile away, offering supermarkets, high street banks, a Post Office, medical centre and pharmacy, as well as several other amenities. For some retail therapy, head to the Borehamwood Shopping Park, which includes a number of high street brands. Thanks to its location within the London commuter belt, Borehamwood offers great train connections to the capital. Trains to St Pancras station take just 23 minutes and the A1, M1 and M25 are easily accessible. Bus services also link Borehamwood with New Barnet, Edgware and North London. Hatfield, Stanmore and Watford can also be reached via Uno bus services.



## Apartment Overview

Situated on the corner of the building with no adjoining apartments, yet within easy access to the stairs and lift sits this beautifully presented apartment. The bright and spacious, dual aspect living room has a full height window and an additional double glazed door leading onto a walk out balcony. The modern open plan kitchen comes complete with built in appliances. Double bedroom has a walk-in wardrobe providing ample hanging rails and storage. The contemporary wet room completes this bright and spacious apartment.

### Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space. Doors giving access to Living Room, bedroom and wet room.

### Living Room

Bright and airy living room benefitting from a full height window and a double glazed door leading to a walk-out balcony. This spacious room provides ample room for a dining table and chairs. Raised power points, telephone and sky connectivity. Ceiling spot lights, fitted fitted carpets. Opening to the open plan kitchen area.

### Kitchen

Fully fitted modern kitchen, in an 'as new' condition with a range of high gloss wall, base units and fitted work surfaces. A stainless steel sink unit, with drainer and mixer tap, sits beneath a double glazed window. Ceiling - and under (wall) unit - spot lighting. Electric oven with up and under door, and matching microwave above. Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer.

### Bedroom

Double bedroom with a double glazed window. TV, telephone points and power points. Ceiling spotlights. Walk-in wardrobe providing hanging rails and shelving. Underfloor heating. Fitted carpets.

### Wetroom

Fully tiled and fitted with suite comprising of level access, wet room style shower with support rail and curtain. Low level WC, vanity unit with wash basin and illuminated mirror above.



# 1 Bed | £280,000

Shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charge, please contact your Property Consultants or Estate Manager.

Service charge: £9,703.58 per annum (for financial year ending 30/06/2026).

## Lease Information

999 Years from the 1st June 2018

## Ground Rent

Annual charge: £435 per annum  
Ground rent review date: 1st June 2033

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties. For more information speak with our Property Consultant today.

