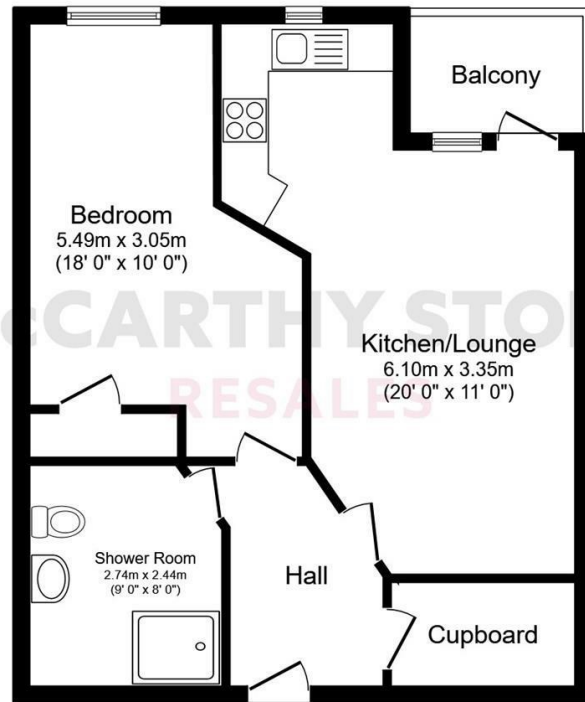


16 Goldwyn House

Studio Way, Borehamwood, WD6 5JY



Total floor area 54.3 sq.m. (584 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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		

Asking price £270,000 Leasehold

\*JOIN US FOR OUR OPEN DAY - WEDNESDAY 20TH NOVEMBER - FROM 11AM-3PM - BOOK YOUR PLACE TODAY!\*

BEAUTIFULLY PRESENTED first floor retirement apartment for the over 70's. Bright and spacious living room with a WALK-OUT BALCONY, modern kitchen with built in appliances, DOUBLE BEDROOM with built in wardrobes and a CONTEMPORARY shower room completed this wonderful apartment.

Call us on 0345 556 4104 to find out more.

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# Studio Way, Borehamwood

## 1 bed | £270,000

### 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

Bright and airy, one bedroom apartment benefitting from a dual aspect living room with a full height window and double glazed door leading to a walk-out balcony. The modern open plan

kitchen comes complete with built in appliances. Bedroom has a double full height window allowing the natural light to flood in and fitted wardrobes 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, dual aspect 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 carpets. Opening to the open plan kitchen area.

### Kitchen Area

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 freezer.

### Bedroom

Double bedroom with full height double glazed windows. TV, telephone points and power points. Central ceiling light. Fitted wardrobe providing hanging rails and shelving.

### Shower Room

Fully tiled and fitted with suite comprising level access shower with support rail and curtain. Low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

### Allocated Car Parking

The apartment comes complete with an allocated parking space in the private car park.

### 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: £9,307.57 pa (for financial year ending 30/06/25)

### Lease Information

Lease: 999 Years from 1st June 2018

Ground Rent: £435 per annum

Ground rent review: 1st June 2033

### Additional Services and Information

- \*\* Entitlements Service\*\* Check out benefits you may be entitled too, to support you with service charges and living cost's.
- \*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- \*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- \*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

- Standard 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.

