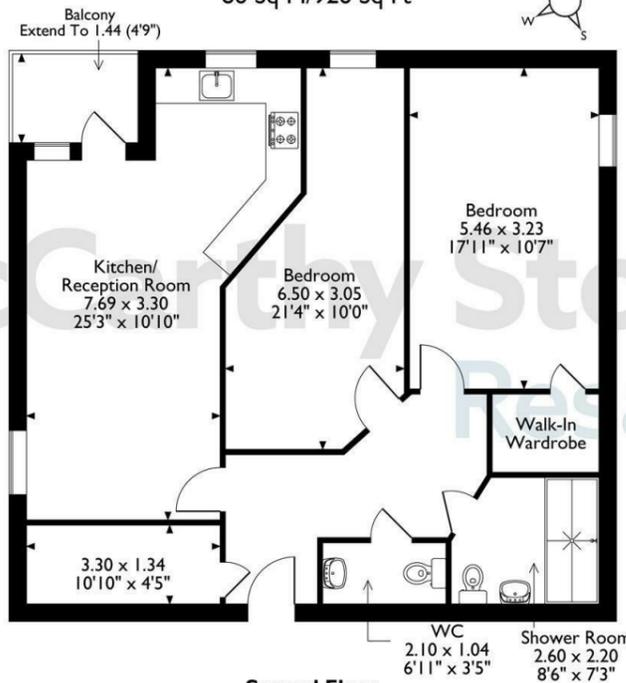


Goldwyn House, Flat 24, Studio Way, Borehamwood  
Approximate Gross Internal Area  
86 Sq M/926 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**24 Goldwyn House**

Studio Way, Borehamwood, WD6 5JY



**Asking price £360,000 Leasehold**

An immaculately presented TWO double bedroom apartment boasting a spacious living room, modern kitchen with BUILT-IN APPLIANCES, a contemporary shower room and separate GUEST CLOAKROOM completes this lovely apartment. Goldwyn House, a McCarthy Stone retirement living PLUS development is nestled in Borehamwood. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, on site restaurant and communal lounge where SOCIAL EVENTS take place. ALLOCATED PARKING SPACE INCLUDED

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

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

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# Studio Way, Borehamwood

## 2 Bed | £360,000

### 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, library 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. Once a week mini bus service to the town centre. 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.

### Living Room

Bright and airy, living room benefitting from a full height window and a double-glazed door leading to a walk-out balcony with views over the communal gardens. This spacious room provides

ample room for a dining table and chairs and comfortable seating throughout. Raised power points, telephone and sky connectivity. Ceiling spotlights, curtains and 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/ freezer.

### Bedroom One

A generously sized double bedroom, neutrally decorated and carpeted throughout. TV, telephone points, provisions for a wall mounted TV and power points. Ceiling spotlights. Walk-in wardrobe providing hanging rails and shelving.

### Bedroom Two

Generously sized double bedroom, neutrally decorated and carpeted throughout. TV, telephone points and power points, ceiling spotlights. This room could also be perfect for use as a dining room or study or hobby room.

### Wet Room Style Shower Room

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

### Guest Cloakroom

Partially tiled walls with a WC, handbasin with vanity unit and illuminated mirror over. Ceiling spotlights, slip resistant flooring.

### 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.

Annual Service charge: £12,895.61 for financial year ending 30/06/2026.

### Lease Information

Lease 999 Years from 1st Feb 2018

### Ground Rent

Ground rent: £510 per annum  
Ground rent review: 1st Feb 2033

### Additional Information & Services

- 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.
- 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.

### Parking

This apartment includes an allocated parking space

