



Flat 7, Hayworth House Todd Close

| Borehamwood | WD6 1AB

Offers over £315,000

We are pleased to present this one-bedroom, second floor flat located in Borehamwood.

The property consists of – Lounge/Kitchen/Dining room, a Bedroom and a Bathroom.

This apartment is located in a well-maintained development with secure entry phone, lift and allocated parking . Situated close to the high street which offers a range of shops and restaurants, it also offers great communication links being within easy reach of Elstree & Borehamwood train station (0.2 miles) and the A1 and M1 motorway.

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

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Lounge/Kitchen/ Dining Room

25'5" x 9'8"

This is an open-plan, social space with laminate flooring throughout. The living space is light-filled with in-built storage and provides access to the large, balcony area. The kitchen offers ample, sleek wall and base cabinets with integrated appliances and coordinating worktops.

Bedroom 1

12'5" x 9'10"

The double bedroom is well-proportioned and neutrally decorated with carpeted flooring and views out over the balcony.

Bathroom

6'10" x 6'9"

The bathroom offers a white three-piece bathroom suite with shower and screen over the bath.

Balcony

The balcony looks out over greensward and mature trees. The development is approached over a well-maintained, communal front garden with cycle stands.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

