



Connells

Gemini Park Manor Way
Borehamwood



Property Description

**** CHAIN FREE **** Connells are pleased to bring with well-presented ground floor apartment situated in the heart of Borehamwood. The property comprises of an open plan modern fitted kitchen / living area, two double bedrooms and a family style bathroom. Benefits include an en-suite to the master, a private garden as well as allocated parking making it the ideal property for first time buyers and investors.

The property is conveniently located with access to several transport links, including several bus services within walking distance, Elstree & Borehamwood Train Station that provides Thameslink services into London as well as the A1, A41, M25 and M1 motorways. There are a variety of well-regarded nurseries, primary and secondary schools within proximity such as Yavnah College. The property is also close by to ample local shops and amenities with Borehamwood High Street and Borehamwood Boulevard Shopping Centre just a short drive away providing numerous shops, eateries and entertainment facilities as well as a variety of supermarkets.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Door to front aspect, storage cupboard with boiler, electric heater.

Lounge / Kitchen

18' 5" MAX x 14' 1" MAX (5.61m MAX x 4.29m MAX)

Window to rear aspect, double glazed, television point, telephone point, electric heater, patio doors to rear garden.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, electric oven and hob, stainless steel extractor hood, sink with drainer, plumbing for washing machine, space for fridge/freezer.

Bedroom One

13' 11" MAX x 11' 9" MAX (4.24m MAX x 3.58m MAX)

Window to rear and side aspect, double glazed, patio doors to terrace, electric radiator.

Bedroom Two

11' 9" MAX x 10' 10" MAX (3.58m MAX x 3.30m MAX)

Window to rear aspect, double glazed, patio door to terrace, electric radiator.

En-Suite

Shower cubicle, WC, hand wash basin, heated hand towel rail, extractor.

Bathroom

Bath with mixer taps and overhead shower, WC, hand was basin, heated hand towel rail,

extractor.

Outside

Rear Garden

Wrap around garden, paved patio area, laid lawn.

Parking

One allocated parking space.









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

To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS305483

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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