

**PLEASE NOTE: The Vendors are not obliged to accept any offers and will make their choice based on the suitability of the applicants and their financial status. We will be pleased to answer any questions and look forward to your call.**

#### Important Notices:

##### Heating Systems, Fittings, Appliances & Fixtures

Fixtures, fittings, appliances, central heating systems, electricity, plumbing (where appropriate), and related items have not been tested by Williamsons Dace Brown and no warranty in their respect is offered within these particulars.

Prospective purchasers are advised to have these items independently and professionally checked prior to entering in to a contract.

##### Photographs

Photographs within these particulars may have been taken with non standard camera lens. Items in photographs are not necessarily included.

##### Measurements

All measurements are approximate and are only for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use.

These particulars do not constitute part of an offer or contract. Williamsons Dace Brown for themselves and for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of these particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings.

Williamsons Dace Brown LLP is a limited liability partnership and is registered in England (OC327608).

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WILLIAMSON  
DACE | BROWN



**FOR SALE**

## 23 Windsor Court, Borehamwood WD65RZ

- **OIRO £310,000 Leasehold with Vacant Possession.**
- **Second floor flat with two double bedrooms.**
- **Extended lease and chain free.**
- **Allocated parking (x2 spaces).**

Well maintained two bedroom second floor flat in a purpose built block. The property is ideally located for easy access to the shopping, transport and leisure amenities in Borehamwood.



WILLIAMSON  
DACE | BROWN

PROPERTY  
CONSULTANTS

CHARTERED  
SURVEYORS

MANAGING  
AGENTS

CITY &  
CENTRAL

The property is located towards the end of Rutherford Close being a quiet residential area off Studio Way, ideally located to take advantage of local amenities in Borehamwood. The property is in close proximity to Elstree and Borehamwood train station with regular services to London St Pancras and within a five minute drive from the Barnett By Pass (A1).

This attractive flat is situated on the second floor of a well maintained block, offering two double bedrooms, spacious reception, family bathroom and a well fitted kitchen. The property benefits from two allocated parking spaces in the car park to the rear of the block. Gas fired central heating with radiators positioned throughout. UPVC double glazed windows.

The current service charge for communal matters for the period 1.1.25—31.12.25 amounts to £1,500.

### Accommodation

(all sizes approximate)

#### Reception

5.17m (17'00") x 3.81m (12'6")

#### Kitchen

3.81m (12'6") x 1.71m (5'7")

#### Bedroom 1

3.55m (11'8") x 2.79m (9'2")

#### Bedroom 2

3.55m (11'8") x 2.05m (6'9")

#### Bathroom

Bath, toilet and basin.

#### Gross Internal Area

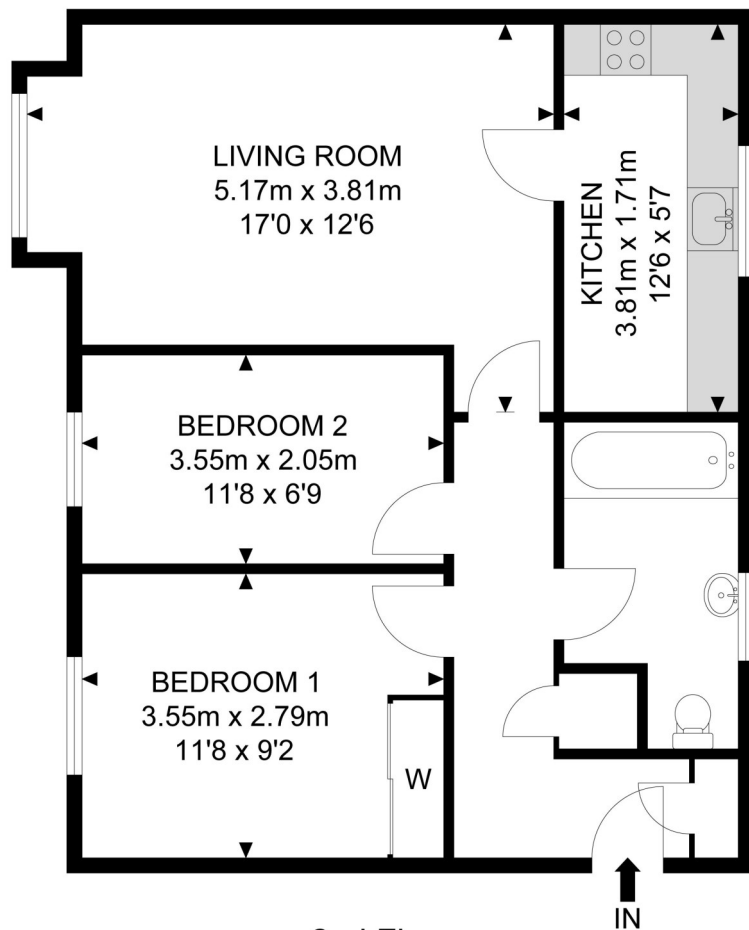
578ft<sup>2</sup> (57m<sup>2</sup>)

- Extended lease. 160 years unexpired.
- Chain free.
- EPC rating C.
- Two allocated car parking spaces included in the sale.
- Recently redecorated.
- Close proximity to train station.
- Quiet location.









2nd Floor



APPROX. GROSS INTERNAL FLOOR AREA 578.0 SQ FT / 53.7 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement; this plan is for illustrative purposes only and should be used as such by any prospective purchaser; the service, system and appliances

### Terms

Offers are invited in the region of **£310,000** for the leasehold interest with vacant possession.

### EPC

The property is in band C for the Energy Performance Certificate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Council Tax

The property falls within Hertsmere Borough Council and is in council tax band C. For the period 2024/2025 the council tax payable is £2,117.74.

### Service Charge

The service charge for the period 1.1.25 — 31.12.25 amounts to £1,500.

### Lease

189 years from 30<sup>th</sup> April 1996. Ground Rent at a peppercorn.

**Viewings** By appointment only.

### Sales Agents

Williamson Dace Brown LLP  
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### Contact

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