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## Gemini Park Manor Way Borehamwood, WD6

Situated on the top floor of this sought after modern block within a gated community, served by a passenger lift, a quiet, immaculately presented contemporary one bedroom apartment, with the advantage of a decked private balcony which, from its lofty position, provides enviable sunset views for approximately 4-5 months of the year.

The apartment measures approx. 527 sq ft and comprises integrated kitchen appliances in high gloss finish with soft-close drawers & doors, and a fully tiled bathroom with feature wall and a recently fitted large WarmHaus heated towel rail. The owner has also laid a beautifully sleek bespoke flooring and has created an improved and unique set up within the block. The exceptionally spacious 16'9" bedroom features a study area and also two separate sizeable wardrobes. The apartment is to be sold with an allocated undercover parking space with extra width, and with the added advantage of a share of freehold.

Further communal benefits include two sizeable gardens and two expansive roof terraces which span the entire footplate of the building and provide far reaching 360 degree panoramic views.

We are obliged under the Estate Agent Act 1979 to inform you that the seller of this property is an employee of TK International.

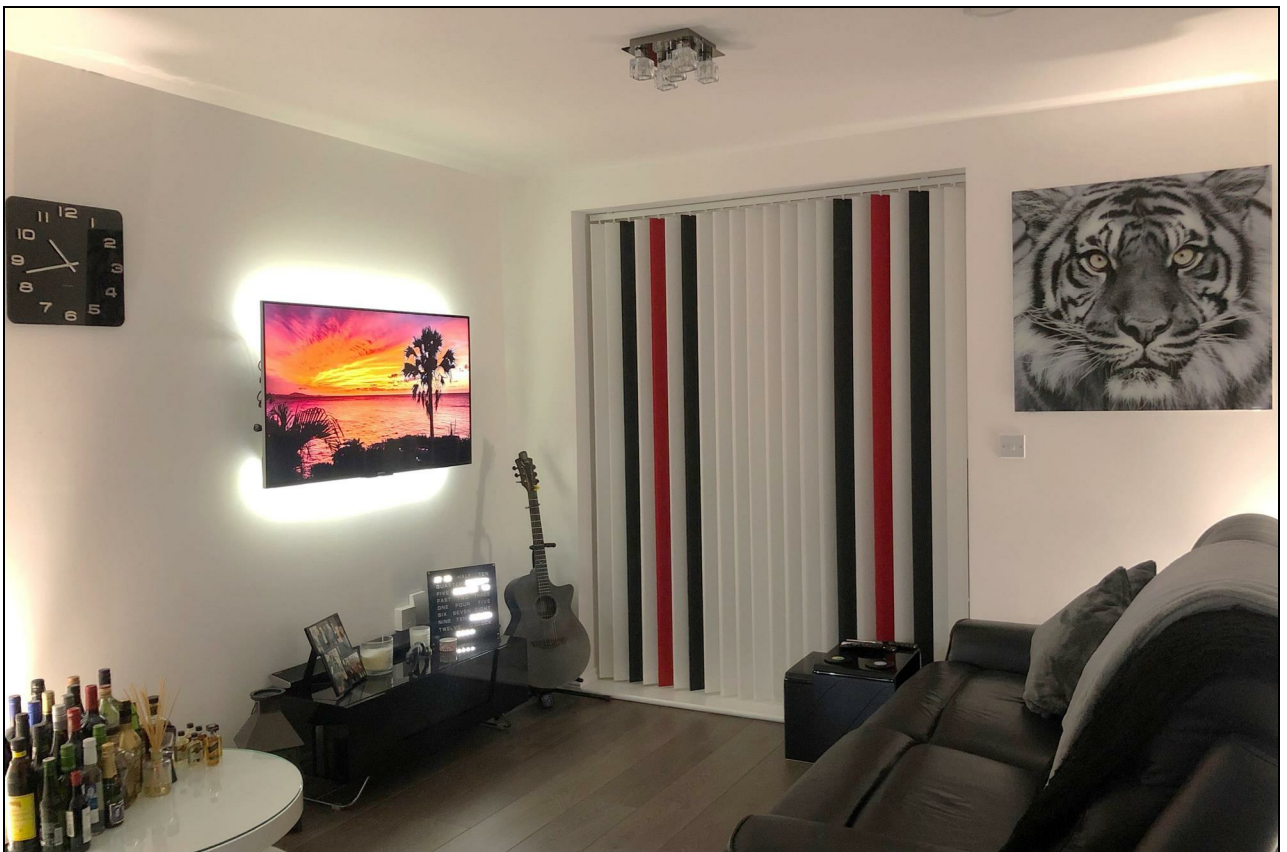
**Guide Price £275,000**

**Share of Freehold**















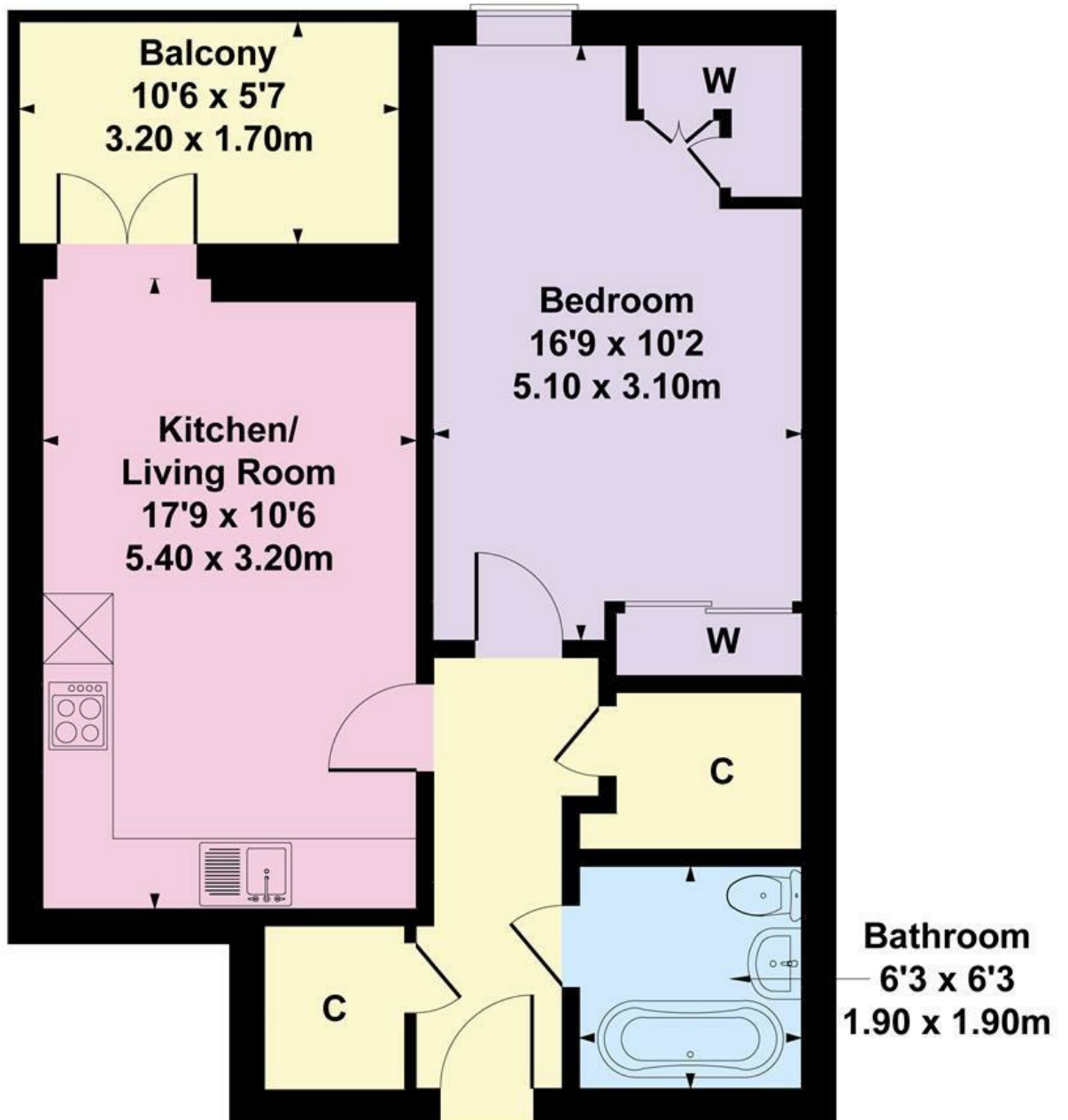








Approximate Gross Internal Area  
527 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2023  
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