



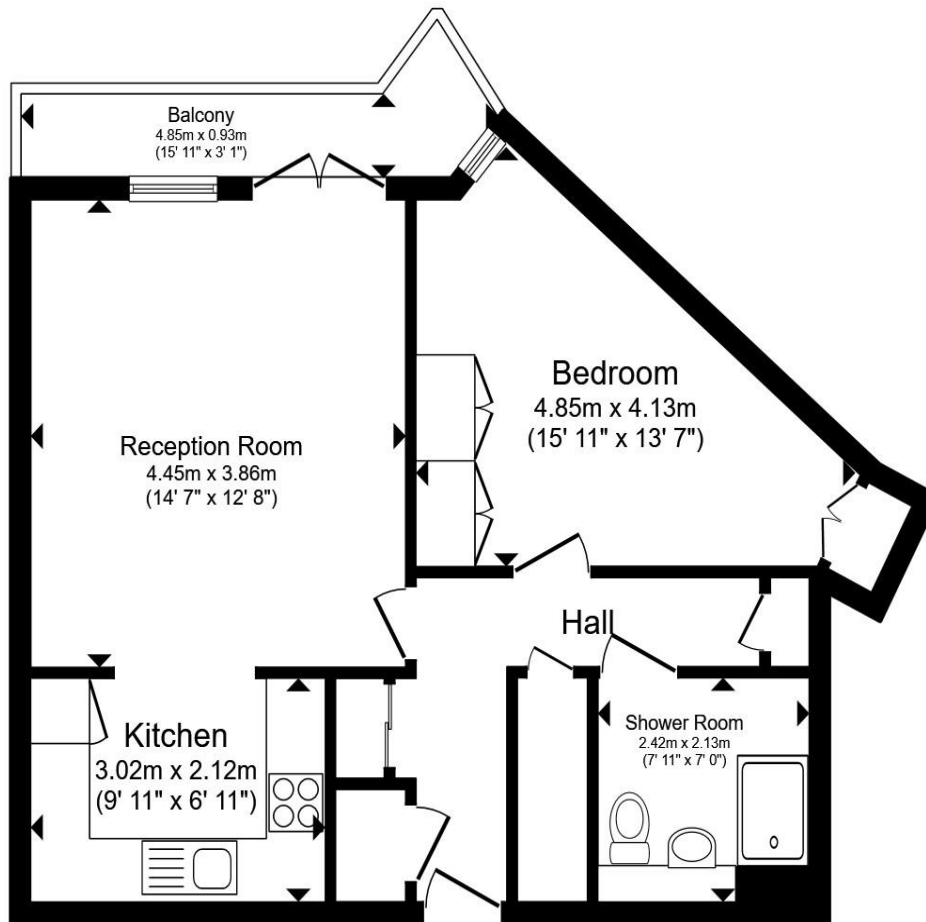
**Fairbanks Lodge, Furzehill Road, Borehamwood, WD6 2DQ**

**welcome to**

**Fairbanks Lodge, Furzehill Road, Borehamwood**

A well-presented one-bedroom first-floor retirement apartment within the popular Fairbanks Lodge development, featuring lift access, a private balcony overlooking communal gardens, allocated parking, a lodge manager available, and a convenient location close to Elstree & Borehamwood Station.





### Entrance

### Reception Room

14' 7" x 12' 8" ( 4.45m x 3.86m )

### Kitchen

9' 11" x 6' 11" ( 3.02m x 2.11m )

### Bedroom

15' 11" x 13' 7" ( 4.85m x 4.14m )

### Shower Room

7' 11" x 7' ( 2.41m x 2.13m )

### Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved. Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Total floor area 51.3 m<sup>2</sup> (552 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to

## Fairbanks Lodge, Furzehill Road, Borehamwood

- One-Bedroom First-Floor Retirement Apartment Within the Popular Fairbanks Lodge Development
- Spacious Reception Room with Space for Dining & Access to a Private Balcony Overlooking Communal Gardens
- Modern Fitted Kitchen Offering Ample Storage & Practical Work Surfaces
- Generous Double Bedroom with Fitted Wardrobes & Good Natural Light
- Contemporary Shower Room Designed with Accessibility in Mind

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.brownandmerry.co.uk/Property/WAF105109) brownandmerry.co.uk/Property/WAF105109



Property Ref:  
WAF105109 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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