



Connells

Gemini Park Manor Way
Borehamwood



Property Description

Connells are pleased to bring to the market a well-presented upper floor two-bedroom apartment situated in the heart of Borehamwood. A stone's throw away from the famous Elstree Studios, 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 southerly facing balcony as well as allocated underground 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 a short walk and quick drive to Borehamwood High Street and the Borehamwood Shopping Park, providing easy access to local shops, supermarkets, eateries and entertainment facilities.

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

Window to front and side aspect, double glazed, television point, telephone point, electric heater.

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

Window to front aspect, double glazed, patio doors to balcony, electric radiator and en-suite.

En-Suite

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

Bedroom Two

Window to front aspect, double glazed and electric radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, hand was basin, heated hand towel rail, extractor.

Outside

Communal garden, patio downstairs and access to the rooftop.

Southerly Facing Balcony

Allocated Parking

Visitor Bays

Tenure

Lease Length: Approx. 993 years remaining

Service Charge: Approx. £2533 per annum

Ground Rent: Peppercorn









Total floor area 83.6 m² (900 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



To view this property please contact Connells on

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86 High Street
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EPC Rating: B Council Tax Band: D

Service Charge: 2533.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308422

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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