



**Connells**

Affinity Place Elstree Way  
Borehamwood



## Property Description

Situated within the highly sought-after Affinity Place development in Borehamwood, this beautifully presented one-bedroom upper floor apartment offers stylish, modern living just moments from excellent transport links and local amenities. The property features a contemporary interior throughout, with an open-plan layout that maximises both space and natural light, creating a warm and inviting atmosphere ideal for first-time buyers, commuters, or investors alike.

The spacious open plan kitchen/living area is finished to a high spec and leads directly onto a private balcony, perfect for relaxing or entertaining. The bedroom benefits from built-in wardrobes, providing ample storage, while the sleek family bathroom continues the modern theme. Further advantages include allocated parking, secure entry system, well-maintained communal areas, and the convenience of being close to Borehamwood's vibrant high street, Elstree & Borehamwood station, and a range of shops, cafés, and leisure facilities.

## Entrance Hall

Door to front aspect, storage cupboard with plumbing for washing machine.

## Open Plan Living

Window to rear and side aspect, doors leading to balcony and television point.

## Kitchen

Wall and base units, work surfaces, integrated appliances including; dishwasher

and fridge/freezer, boiler house, gas hob, electric oven, cooker-hood, and boiler house.

## Bedroom

Window and door to rear aspect leading to the balcony, built in wardrobe.

## Bathroom

Window to side aspect, partially tiled, bath with mixer taps, wash hand basin, water closet, and radiator.

## Allocated Parking

## Balcony

## Tenure Information

Lease Length: Approx. 117 years remaining

Service Charge: Approx. £1649 per annum

Ground Rent: Approx. £250 per annum









**Floor Plan**

Total floor area 51.4 m<sup>2</sup> (553 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: C

Service Charge: 1649.00

Ground Rent: 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BUS308418](http://connells.co.uk/Property/BUS308418)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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