

# Affinity Place, Borehamwood

## Asking Price £325,000 (Leasehold)



This two-bedroom luxury apartment, located on the 5th floor in Borehamwood, is just a short stroll from fantastic local amenities, including Tesco Extra, Borehamwood's bustling high street, places of worship, and the mainline station. The property is also perfectly positioned within the catchment area for some of the area's best schools, including Yavneh College and Primary School.

Available for immediate occupation, the apartment offers an impressive 667 sq ft of well-designed accommodation comprising an entrance hall, a good-sized double bedroom, a second bedroom, a stunning bathroom, and a bright open-plan kitchen/living/dining area. The kitchen is fully fitted with integrated appliances, including a dishwasher, washer/dryer, fridge/freezer, oven, and gas hob.

Externally, the property benefits from a private balcony accessed from the living area, as well as one allocated parking space.

Early viewing is highly recommended.

**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)

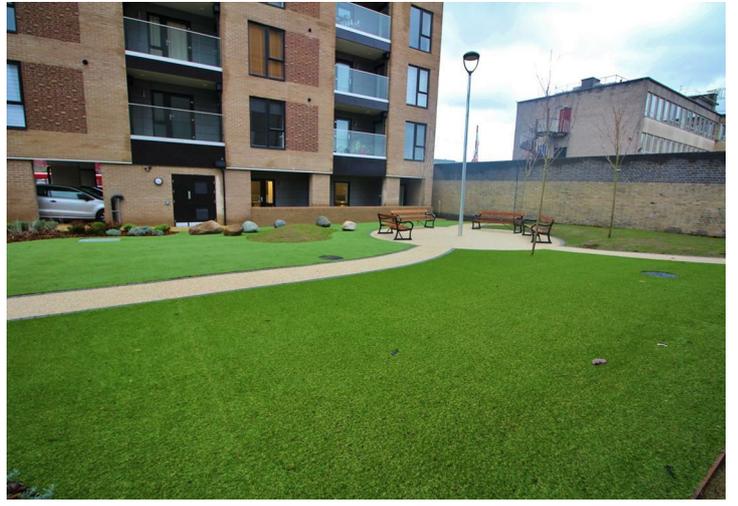


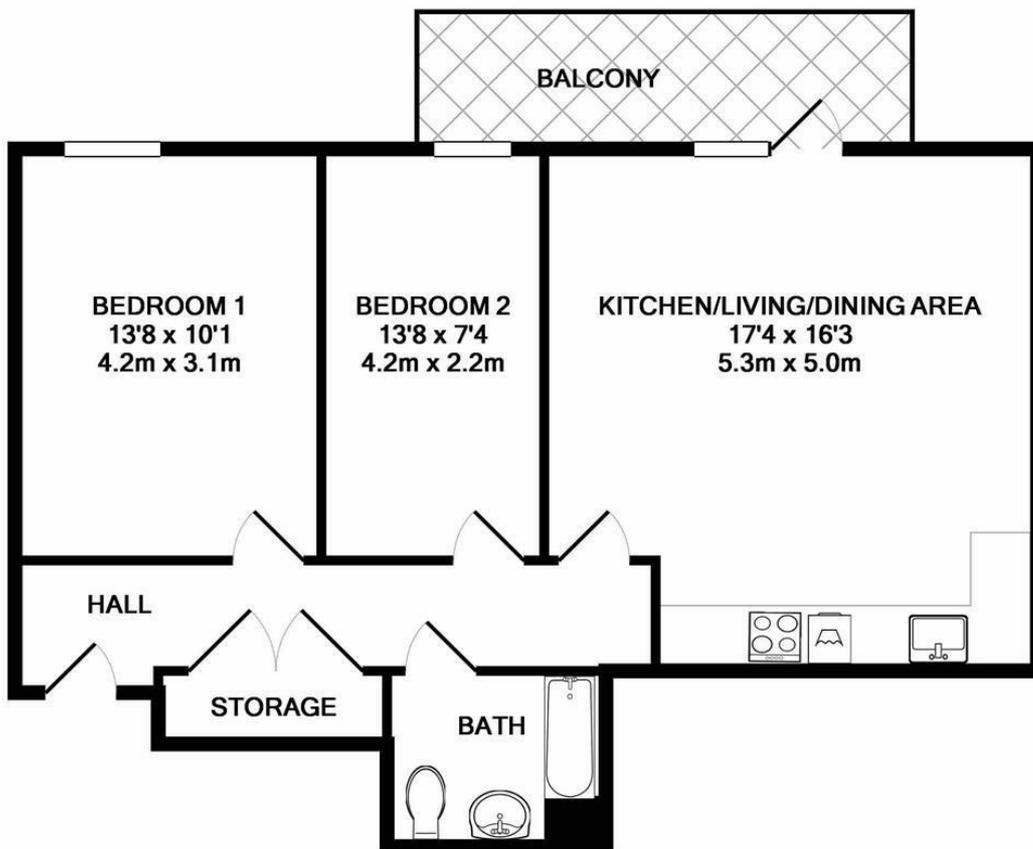
Village Estates  
The Corner Shop High Street, Elstree  
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.









TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)

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 approximate 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(61-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	