

Connells

Millar House Station Road
Borehamwood

Millar House Station Road
Borehamwood WD6 1BS

for sale
£397,000







Property Description

Connells are delighted to bring this beautifully presented fifth and top floor apartment to the market that is situated within walking distance to Elstree & Borehamwood Train Station.

The property has been finished to a contemporary high specification throughout and comprised of a bright and spacious living area opens onto a private balcony, which is not overshadowed by neighbours, a modern fitted kitchen, complete with integrated Siemens appliances, two generous double bedrooms, including a superb primary suite with a modern en-suite shower room, complemented by a further contemporary bathroom suite. Benefits include a long lease (approx. 992 years remaining), NHBC warranty remaining (approx. 3 years), residents also benefit from a lift to all floors, allocated parking, and access to well-maintained communal gardens, further enhancing the appeal of this highly desirable home.

Perfectly positioned within easy walking distance of Elstree & Borehamwood Train Station, the flat offers exceptional convenience for commuters, while Borehamwood Town Centre with its shops, cafés and amenities, is only a short stroll away. With its stylish finish, thoughtful layout, and prime location, this outstanding apartment is not to be missed.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

One storage cupboard, with the utility cupboard housing the washing machine and boiler.

Utility Cupboard

Boiler, plumbing for washing machine.

Lounge / Kitchen

Door to balcony, window to rear aspect, radiator.

Fitted kitchen with wall and base units, one and a half bowl sink, Siemens electric oven, Siemens electric induction hob, fridge/freezer, Siemens dishwasher, cookerhood.

Bedroom One

Window to rear aspect, built in wardrobe, radiator, door to en-suite.

Ensuite

Shower cubicle, vanity unit with wash hand basin, WC, heated towel rail, fully tiled.

Bedroom Two

Window to side aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, wash hand basin, WC, heated towel rail, fitted storage.

Outside

Balcony

Parking

One allocated parking space.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







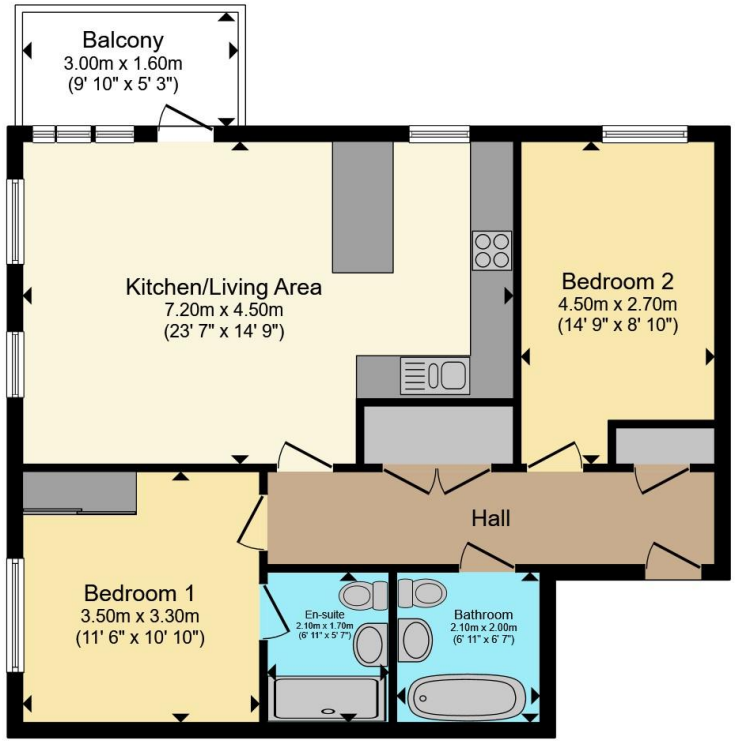





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Total floor area 72.6 m² (782 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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E bushey@connells.co.uk

86 High Street
BUSHEY WD23 3HD

EPC Rating: B

Council Tax Band: D

Service Charge: 2028.80

Ground Rent: 425.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308578

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.