



WESLEY HOUSE, BOREHAMWOOD, HERTFORDSHIRE, WD6
£450,000 LEASEHOLD

A STUNNING TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH LIFT AND ALLOCATED PARKING

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DESCRIPTION:

Located just a moments walk from both Borehamwood Thameslink station and Shenley Road shops and restaurants is this two double second floor apartment.

Constructed approx. five years ago by the Berkley's group developers, St Williams, the accommodation totals 665 square feet and is bright, well-proportioned and immaculately presented throughout.

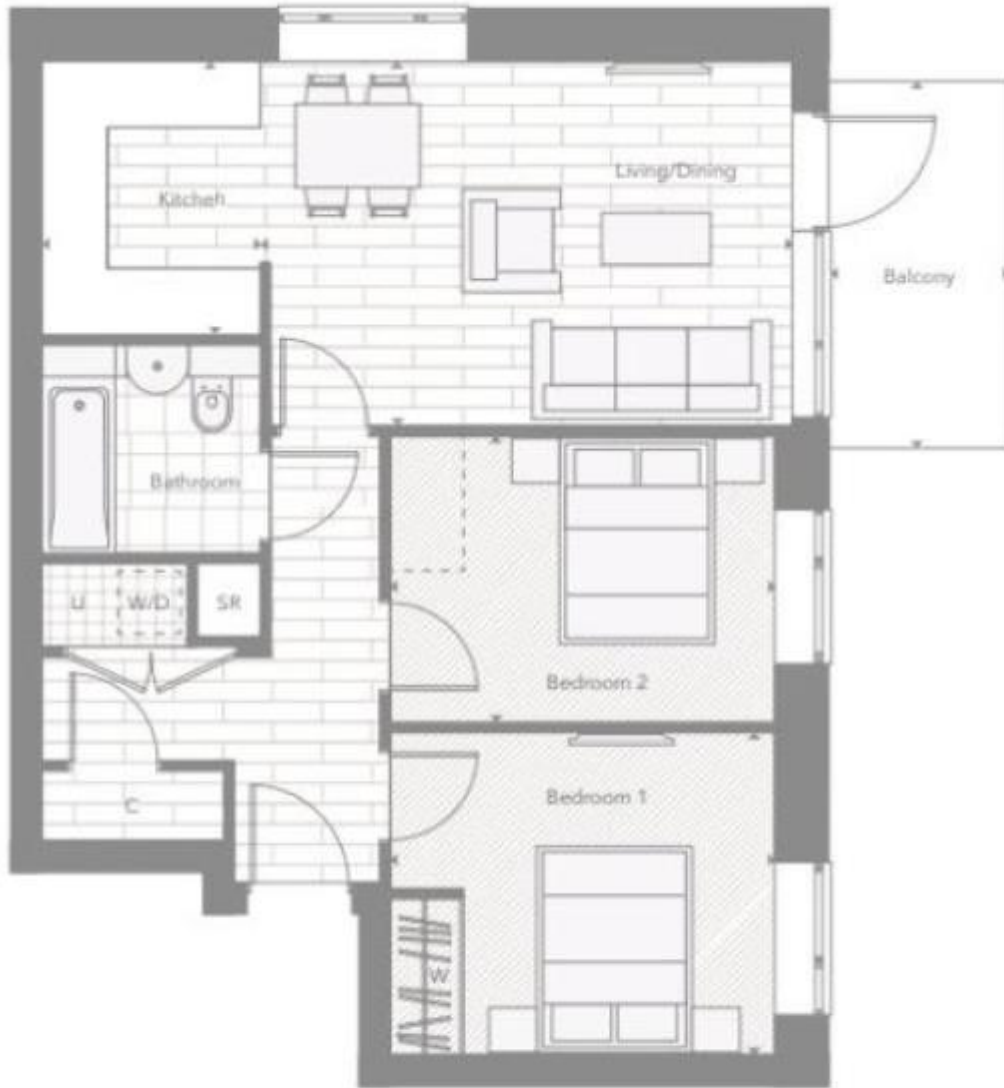
Externally a Southerly facing balcony measuring 65 square feet adds to the feeling of space whilst security and peace of mind is provided by a video entry phone and gated parking.

AT A GLANCE

- Two Double Bedrooms
- NHBC Warranty
- 665 Square Feet
- Gas Central Heating
- Secure Allocated Parking Space
- Southerly Facing Balcony
- Lift
- Video Entryphone







Living / Dining	5.11 m x 3.50 m	16'9" x 11'6"
Kitchen	2.10 m x 2.61 m	6'11" x 8'7"
Bedroom 1	3.70 m x 3.10 m	12'2" x 10'2"
Bedroom 2	3.70 m x 2.76 m	12'2" x 9'
Total Internal Area	61.74 sq m	665 sq ft
Balcony	3.53 m x 1.73 m	11'7" x 5'7"
Total Balcony Area	6 sq m	65 sq ft

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 993 year and 6 months

Service Charge: £1838.44 per annum

Ground Rent: £ 365 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.