



**GEMINI PARK, BOREHAMWOOD, HERTFORDSHIRE, WD6  
OIEO £260,000 LEASEHOLD**

## **A WELL PRESENTED GROUND FLOOR APARTMENT WITH SECURED ALLOCATED PARKING AND BALCONY**

**Borehamwood | 020 8953 8899 | borehamwood@winkworth.co.uk**



**DESCRIPTION:**

Offered for sale "Chain Free" is this well-presented, modern and spacious one bedroom ground floor apartment.

Constructed around 10 years ago by the award winning developers, Taylor Wimpey, the property provides well-proportioned accommodation within a sought-after complex. The apartment is complimented by a private balcony and private larger-than-usual car park within gated parking.

It is conveniently located next to a bus stop and within easy access of the high street, with its plethora of supermarkets, shops and restaurants. The Thameslink station, with all its quick connections into London, can be easily reached by walking, bus or car.

**AT A GLANCE**

- 1 Bedroom
- Chain Free
- 592 Square Feet
- Secure and Covered Allocated Parking Space
- EWS1 Certified
- 114 Year Lease
- Private Balcony
- Communal Gardens





Approximate Gross Internal Area = 55.0 sq m / 592 sq ft

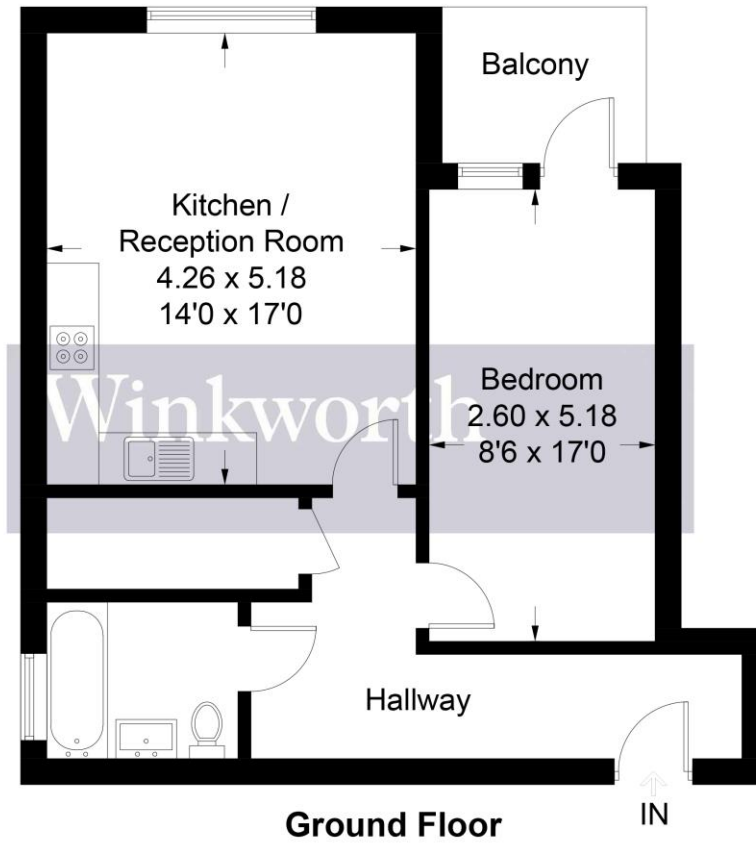


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1098450)

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) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 114 year and 3 months

**Service Charge:** £1773.48 per annum

**Ground Rent:** £ 200 Annually (subject to increase)

**Council Tax Band:** C

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.