



CROXDALE ROAD, HERTFORDSHIRE, WD6

£340,000 LEASEHOLD

**A WELL PRESENTED TWO DOUBLE BEDROOM,
TWO BATHROOM GROUND FLOOR APARTMENT
WITH BALCONY**

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Winkworth

DESCRIPTION:

Constructed approx. 15 years ago and offered for sale "Chain Free" is this well presented two double bedroom, two bathroom ground floor purpose built apartment.

Benefitting from an allocated parking space, balcony and a lease in excess of 110 years the accommodation is well proportioned and totals 774 square feet.

Located a moments walk from both local shops and Croxdale Road Synagogue and approx. 0.6 mile walk from Borehamwood high street and Thameslink station the flat would be ideal for a downsizer, first time buyer or buy to let investor

AT A GLANCE

- Two Double Bedrooms
- 774 Square Feet
- Two Bathrooms
- 110 Year Lease
- Chain Free
- Allocated Parking Space
- Balcony
- Gas Central Heating
- Double Glazed



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Approximate Gross Internal Area = 71.9 sq m / 774 sq ft

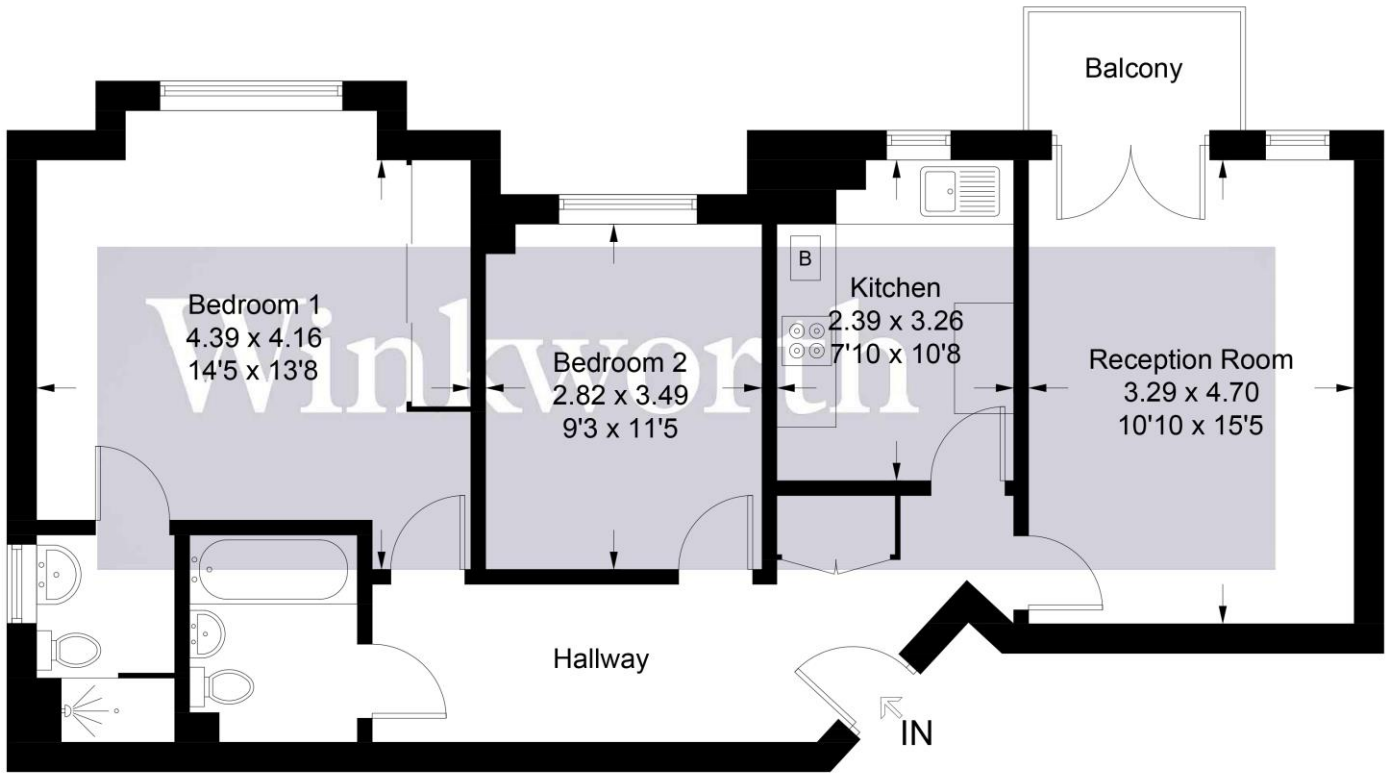


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1114475)

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		
(81-91) B		
(69-80) C	77	77
(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: 110 year and 5 months

Service Charge: £1590 per annum

Ground Rent: £ 200 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.