



COLERIDGE WAY, HERTFORDSHIRE, WD6  
**£440,000 SHARE OF FREEHOLD**

**AN IMMACULATELY PRESENTED TWO BEDROOM,  
TWO BATHROOM TOP FLOOR APARTMENT WITH  
TWO SECURE PARKING SPACES**

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### DESCRIPTION:

Having recently been subject to an extensive schedule of modernisation and refurbishment, and finished with meticulous attention to detail, this two double bedroom, two bathroom, top (second) floor apartment is presented for sale in immaculate order throughout.

Located in a quiet and sought after development, approx. 500 metres walk from Borehamwood Thameslink station and High Street.

The accommodation totals in excess of 850 Square feet, the vast majority of which overlooks the well cared for communal gardens, and two secure underground parking spaces are located nearby.

### AT A GLANCE

- 2 Bedrooms
- Two Bathrooms
- 855 Square Feet
- Two Secure Allocated Parking Spaces
- Gas Central Heating
- Double Glazed
- Juliet Balcony
- Sought After & Convenient Location





Approximate Gross Internal Area = 79.4 sq m / 855 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1088074)

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>		
(69-80) <b>C</b>	80	80
(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:** Share of Freehold

**Term:** 978 year and 0 months

**Service Charge:** Approx. £1440 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** E

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.