



STUDIO WAY, HERTFORDSHIRE, WD6
£340,000 LEASEHOLD

**A LUXURY TWO DOUBLE BEDROOM FIRST FLOOR
RETIREMENT APARTMENT EXCLUSIVELY FOR THE
OVER 70'S**

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DESCRIPTION:

Constructed approx. five years ago by the award winning and leading retirement builders McCarthy & Stone exclusively for the over 70's and benefitting from the support and peace of mind their professional staff provide, is this Chain Free, two bedroom first floor apartment with allocated parking space.

The accommodation totals in excess of 800 Square feet and comprises double reception with Westerly rear facing private balcony, open plan fitted kitchen, two double bedrooms, large wet room with walk-in shower and a guest cloakroom

Benefits include an on-site restaurant, with the option to use a private dining room which can be reserved for use by the owner and their guests. Laundry room, and communal lounge.

AT A GLANCE

- Two Double Bedrooms
- Chain Free
- Allocated Parking Space
- 828 Square Feet
- Westerly Facing Balcony
- Guest Cloakroom
- 24-Hour Emergency Call System
- Communal Lounge and Dining Room





Approximate Gross Internal Area = 76.9 sq m / 828 sq ft

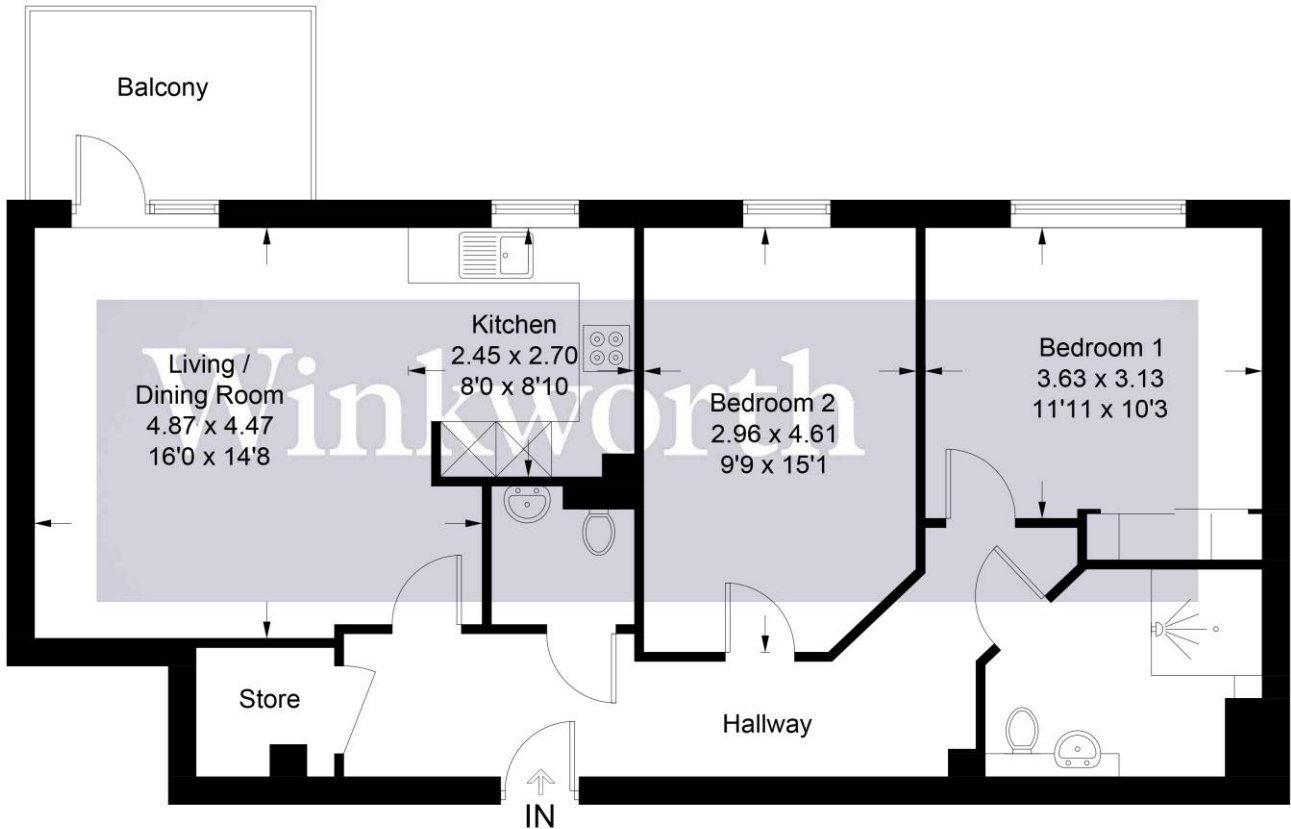


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1139957)

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	86	86
(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: 992 year and 7 months

Service Charge: £11851.32 per annum

Ground Rent: £ 510 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.