



**BROOK ROAD, HERTFORDSHIRE, WD6**

**£274,000 LEASEHOLD**

## **AN IMMACULATELY PRESENTED ONE BEDROOM SIXTH FLOOR APARTMENT WITH BALCONY**

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## DESCRIPTION:

Constructed approx. seven years ago and maintained with meticulous attention to detail is this bright and spacious one bedroom sixth floor apartment.

The accommodation totals in excess of 500 square feet, the vast majority of which is southerly facing, and is complimented by a Southerly facing balcony with panoramic views.

Sold with the benefit of a long lease, secure basement parking, video entry phone and the peace of mind of an LABC Home Warranty provides the property would be ideal for a first time buyer, down sizer or buy to let investor.

## AT A GLANCE

- 502 Square Feet
- Southerly Balcony
- Secure Parking Space
- Communal Gardens
- EWS1 Certified
- LABC Warranty
- 117 Year Lease





Approximate Gross Internal Area = 46.6 sq m / 502 sq ft

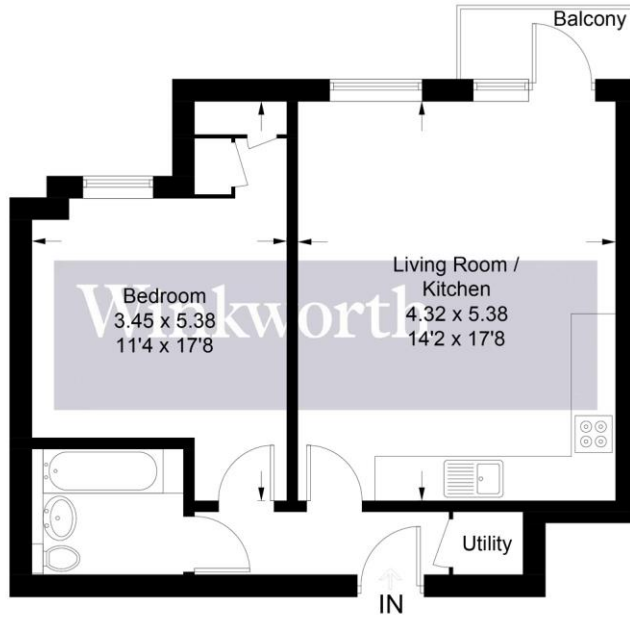


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1092728)

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>	84	84
(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:** 117 year and 3 months

**Service Charge:** £0 per annum

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

**Council Tax Band:**

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.