



BROOK ROAD, WD6  
£399,999 LEASEHOLD

## TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT WITH ALLOCATED UNDERGROUND PARKING

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



## DESCRIPTION:

Situated in this modern development built approx. five years ago is this first floor modern apartment.

The property comprises two double bedrooms, spacious open plan lounge, kitchen and diner with patio doors leading onto large private terrace, overlooking the landscape gardens.

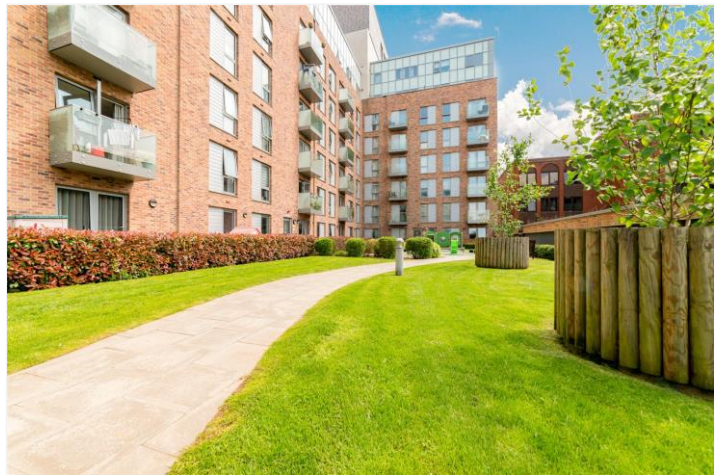
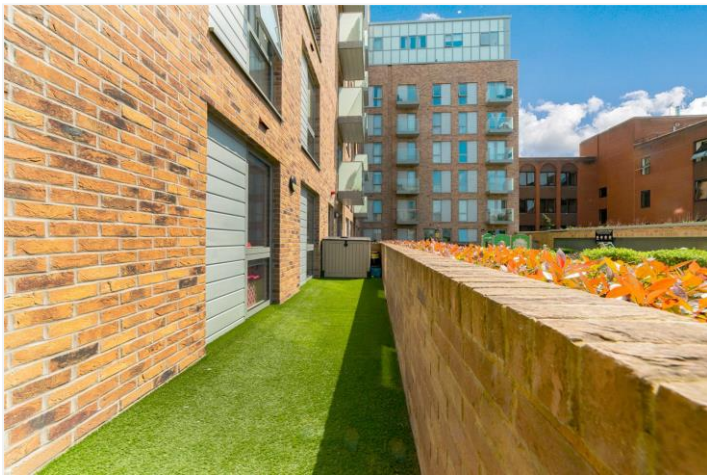
Benefits includes secure allocated underground parking, LABC warranty, video entry phone and 24 hour communal CCTV.

Ideally located for the Town Centre, parks and schools. Elstree & Borehamwood main line station gives you direct access into London in approx 20mins.

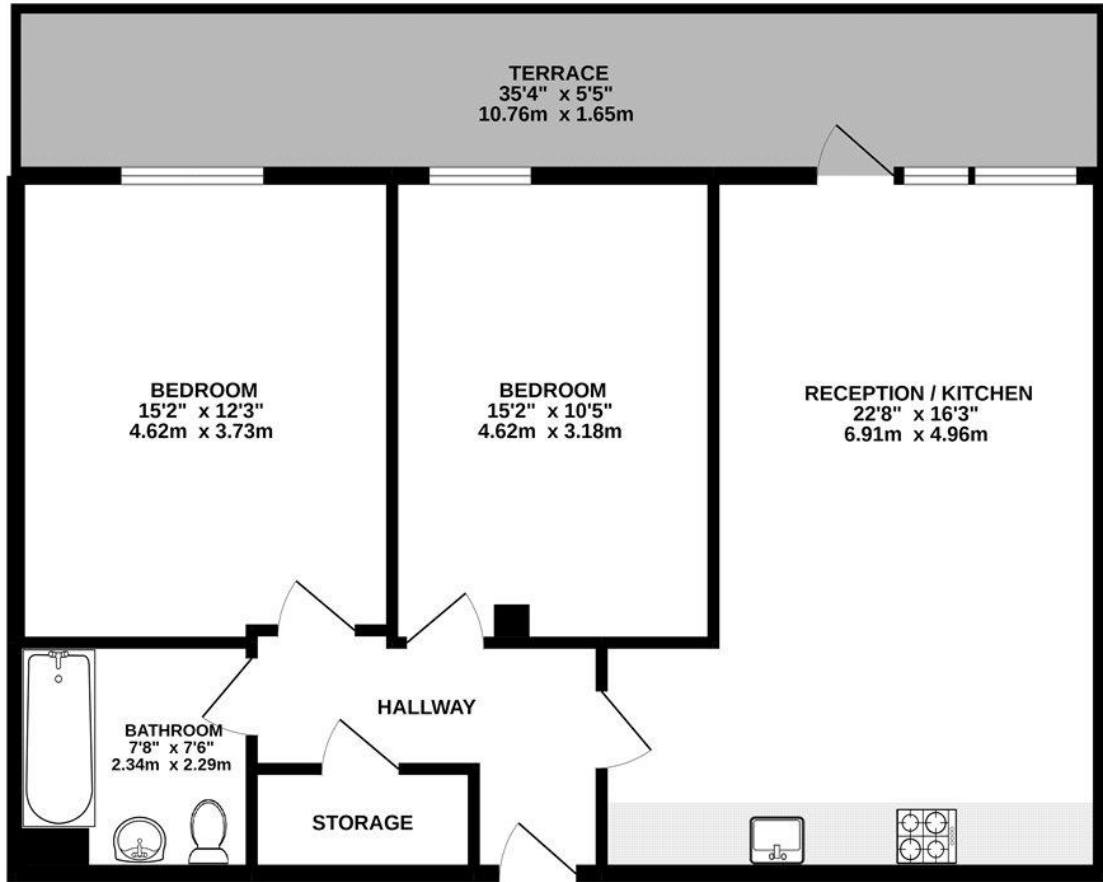
## AT A GLANCE

- 2 Bedrooms
- Large Private Terrace
- Bathroom
- Open Plan Lounge/Kitchen/Diner
- Underground Parking
- Lift In Block
- Communal Gardens





GROUND FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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-)	A		
(81-91)	B	83	83
(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	