



ARK AVENUE, HERTFORDSHIRE, WD6
£400,000 LEASEHOLD

MODERN TWO BEDROOM TWO BATHROOM APARTMENT

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Winkworth

DESCRIPTION:

Located at the Top of Ark Avenue within the popular Hertsmere Mews Development is this large 2-bedroom 2-bathroom apartment covering over 815 square feet of accommodation. This exclusive block has just 11 apartments within it and comes with an allocated parking space and a covered balcony with impressive views. A private porch leads to own front door. The internal hallway has doors leading to all rooms as well as a storage cupboard. The dual aspect open plan kitchen-diner-reception is a great space for entertaining or relaxing and has plenty of natural light. Both bedrooms are doubles with the master bedroom benefiting from fitted wardrobes and an ensuite shower room.

AT A GLANCE

- 2 Bedrooms
- Entrance Hall
- Kitchen Dining Room
- Living Room
- Ensuite Bathroom
- Bathroom

The property is located in a tranquil setting but also benefits from being within walking distance of all local shops, amenities as well as Elstree & Borehamwood Station.



Winkworth



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Approximate Gross Internal Area = 75.7 sq m / 815 sq ft

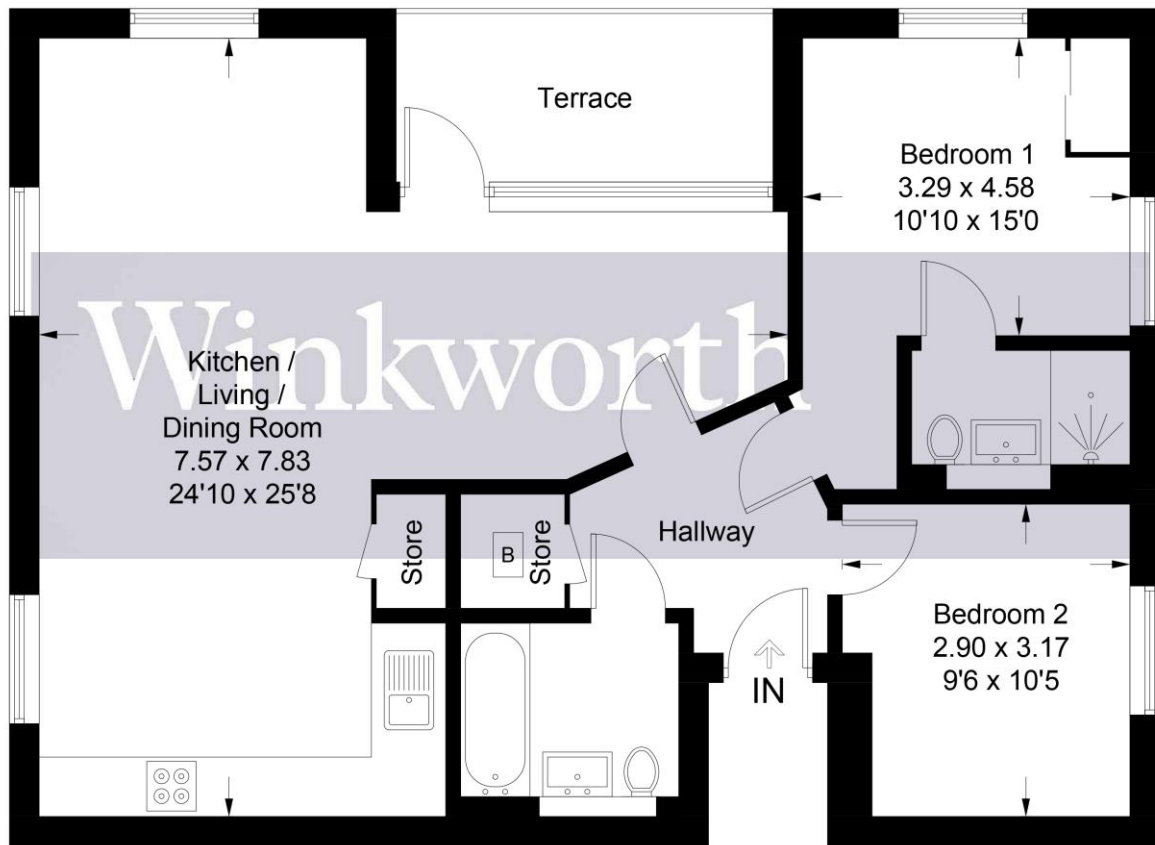


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1141485)

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		
(55-68) D	75	75
(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: 991 year and 9 months

Service Charge: £1963.08 per annum

Ground Rent: £ 250 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.