



Winkworth



STUDIO WAY, HERTFORDSHIRE, WD6

£300,000 LEASEHOLD

A ONE 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, one bedroom first floor apartment.

The accommodation totals in excess of 600 Square feet and comprises dual aspect double reception with private balcony, open plan fitted kitchen, double bedroom with fitted wardrobe, and large wet room with walk-in shower.

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

- 1 Bedroom
- 606 Square Feet
- Chain Free
- 993 Year Lease
- Balcony
- 24-Hour Emergency Call System
- Communal Lounge and Dining Room
- Laundry Room





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Approximate Gross Internal Area = 56.3 sq m / 606 sq ft

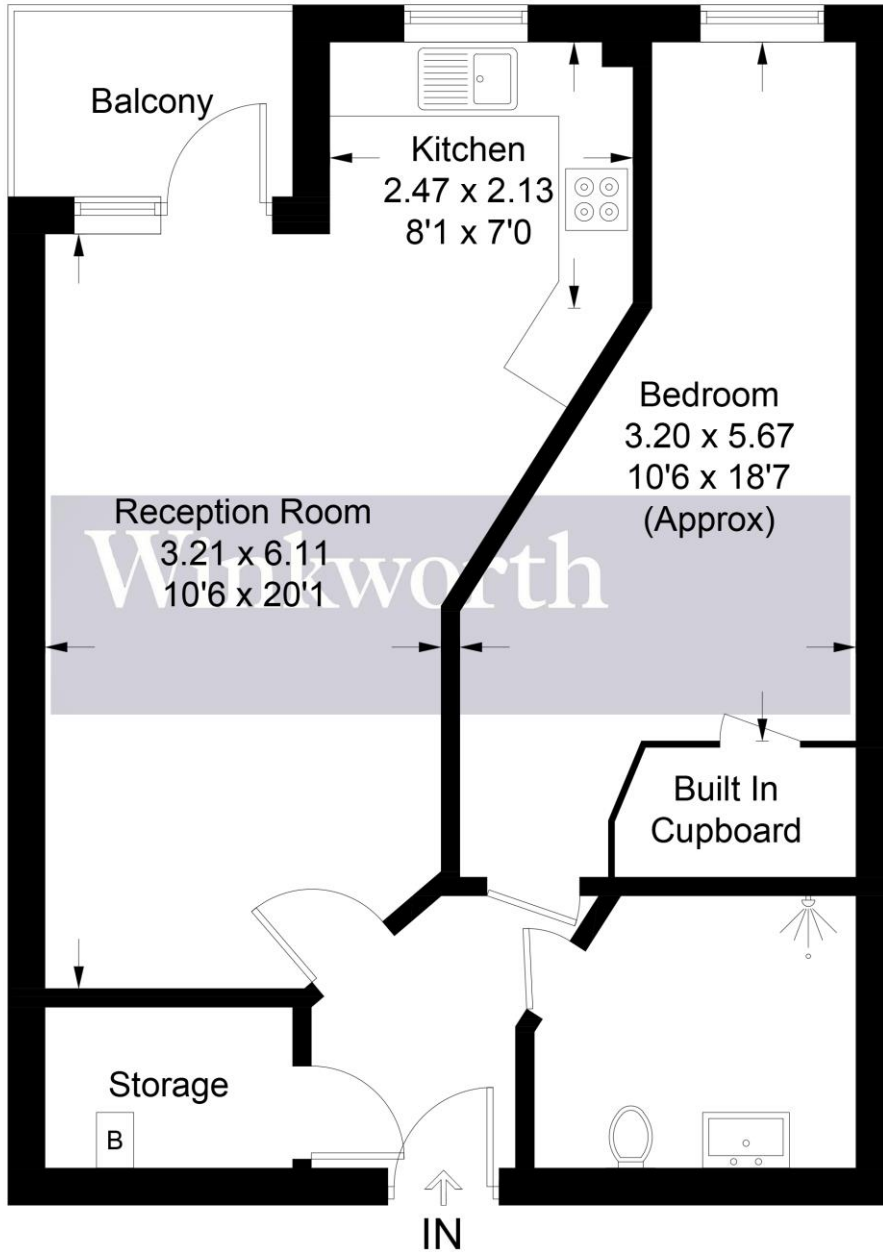


Illustration for identification purposes only, measurements are approximate, not to scale. Winkworth © 2024 (ID1053283)

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
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold
Term: Expires - 01/06/3017
Service Charge: TBC
Ground Rent: £ 510 Annually (subject to increase)
Council Tax Band: Band C

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.