



**Gateshead Road, Borehamwood WD6**

**£279,950**  
**Leasehold**







- 2 BEDROOM APARTMENT
- 2 BATHROOMS (1 EN-SUITE)
- SOLE AGENTS

- GROUND FLOOR
- CHAIN FREE
- RECENTLY REFURBISHED

- ALLOCATED OFF STREET PARKING
- COUNCIL TAX BAND D & EPC RATING C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 & Wales		
EU Directive 2002/91/EC		

A completely refurbished two double bedroom ground floor flat, in a popular development on Gateshead Road, Borehamwood.

The property has large open plan reception room leading to an offset fitted kitchen, plus a family bathroom, and an en-suite shower-room to the main bedroom.

It is situated almost adjacent to the corner of Brooke Road, a stone's throw from the picturesque Aberford Park with its duck pond and walk-ways. It is also located close to all of the area's many local amenities, including the superb Boulevard Shopping Park.

This is an ideal opportunity for a first time purchaser or an investor.

Lease: In excess of 100 Years Unexpired. Service Charges: £2,500.00 per annum.

**Disclaimer**

In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point.

Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your solicitor to ratify it.

For details of our Affiliations, Redress Schemes, Fees, and Complaints Procedure, please visit [www.abcestates.co.uk](http://www.abcestates.co.uk)

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