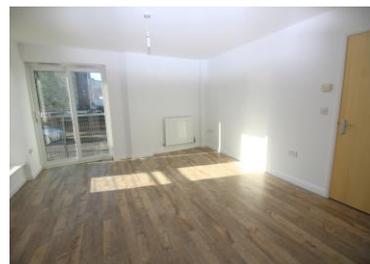
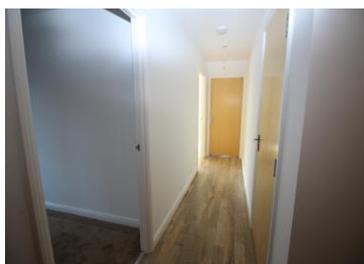


Station Road, Borehamwood, WD6

£369,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present to the market this fully refurbished, immaculate 2 double bedroom, 2 bathroom upper ground apartment moments away from Borehamwood & Elstree BR Station and main town centre. As you enter the property, you notice how spacious the hallway is and it gives access to: a good size semi open plan fully fitted kitchen and lounge/diner, 2 double bedrooms, an en-suite to the main bedroom and a family bathroom. The property further benefits from an allocated parking space, entry phone system, double glazing, and gas central heating. Hepburn Court is directly opposite the BR Station, it connects you to Kings Cross in 20 minutes and has very easy access for all travel routes, the A1, M1 and M25 are very close by. In addition, Stanmore and Edgware Underground stations are a short drive away. Many attractions in the town centre are within walking distance, such as restaurants, bars, supermarkets and a retail park. There is a gym and swimming pool across the road. This property is a MUST SEE!

Directly opposite the Station yet quiet location Large semi open plan Kitchen/Lounge/Diner

2 Double bedrooms

Allocated Parking Space

2 Bathrooms

Station Road, Borehamwood, WD6

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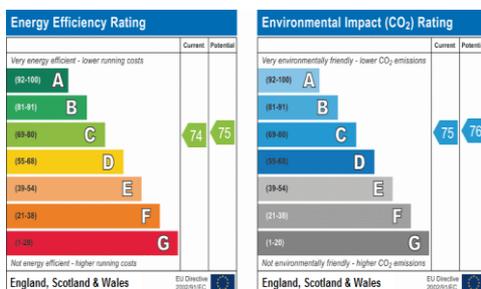
IVYGATE™

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Tenure: Leasehold

Council Tax: D

Local Authority: Hertsmere Borough Council

EPC Rating: C

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.