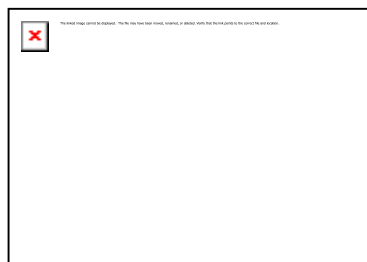


# Gemini Park, Borehamwood, WD6

Monthly Rental Of £1,250 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to present to the market this brand new two bedroom two bathroom unfurnished apartment in the sought after Gemini Park development. The property is very spacious throughout and comprises of two double bedrooms and two baths, open plan kitchen with lounge and good size bathroom. It has a double balcony. Wood effect flooring runs in the hallway with carpet to the bedrooms and lounge and tiled flooring for the kitchen and bathroom. Available Immediately. This property has very easy access for all travel routes. The A1, M1 and M25 are very close by, Borehamwood & Elstree station is a short walk away and connects you to Kings Cross in 20 minutes. In addition, Stanmore Underground station is 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. The property is within the Yavneh College catchment area and places of worship are also close by.

**BRAND NEW**

**Two large bedrooms**

**Two bathrooms**

**Secure underground parking**

**Large communal gardens**

**0.8 Mile from Borehamwood & Elstree BR Station**

# Gemini Park, Borehamwood, WD6

Monthly Rental Of £1,250 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVYGATE™**

**BRAND NEW**

**Two large bedrooms**

**Two bathrooms**

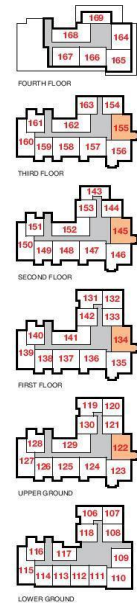
**Secure underground parking**

**Large communal gardens**

**0.8 Mile from Borehamwood & Elstree BR Station**



Use of space

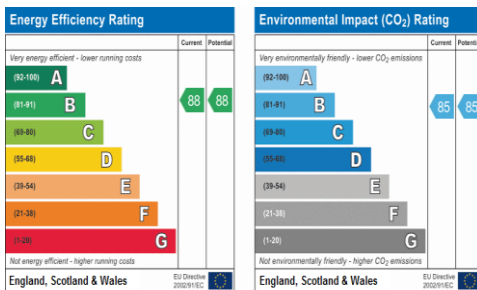


**Plot 122, 134, 145 & 155**

Kitchen/Living/Dining Area	7079mm x 3297mm	23'3" x 10'10"
Bedroom 1	5604mm x 2877mm	18'5" x 9'5"
Bedroom 2	3730mm x 2970mm	12'3" x 9'9"

**Key**  
E/S – En suite St – Store

**Please note**  
The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 23809\_1 July 2014



Tenure: Share of Freehold  
Council Tax: D  
Local Authority: Hertsmere Borough Council  
EPC Rating: B

**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.