

Todd Close, Borehamwood, WD6  
Offers in the Region Of £305,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

**\*\*\* PRICED TO SELL - ONE OF THE LARGER APARTMENTS IN THE DEVELOPMENT \*\*\***  
Ivy Gate are delighted to offer this very modern and stunning 2 bedroom, 2 bathroom (1 en-suite) apartment built about four years ago by Taylor Wimpey. An early viewing of this immaculate and high spec apartment on the second floor is highly recommended. This modern apartment has a large open plan kitchen/reception room with a large South West facing balcony, a communal roof terrace and a parking bay included. An ideal first time buyer property or investment opportunity situated in a sought after quiet location, yet not far from the bustling high street with its array of restaurants, bars, leisure facilities, Tesco, Retail Park and is a moment's walk from bus links, a short walk to Yavneh College and 0.9 miles from Borehamwood and Elstree BR Station. The ground rent has been amended with a deed of variation in line with retail price index.

**2 bedrooms**

**2 bathrooms**

**Communal Roof Terrace**

**Balcony**

**Allocated Parking Space**

**Modern open plan living**

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2 bedrooms

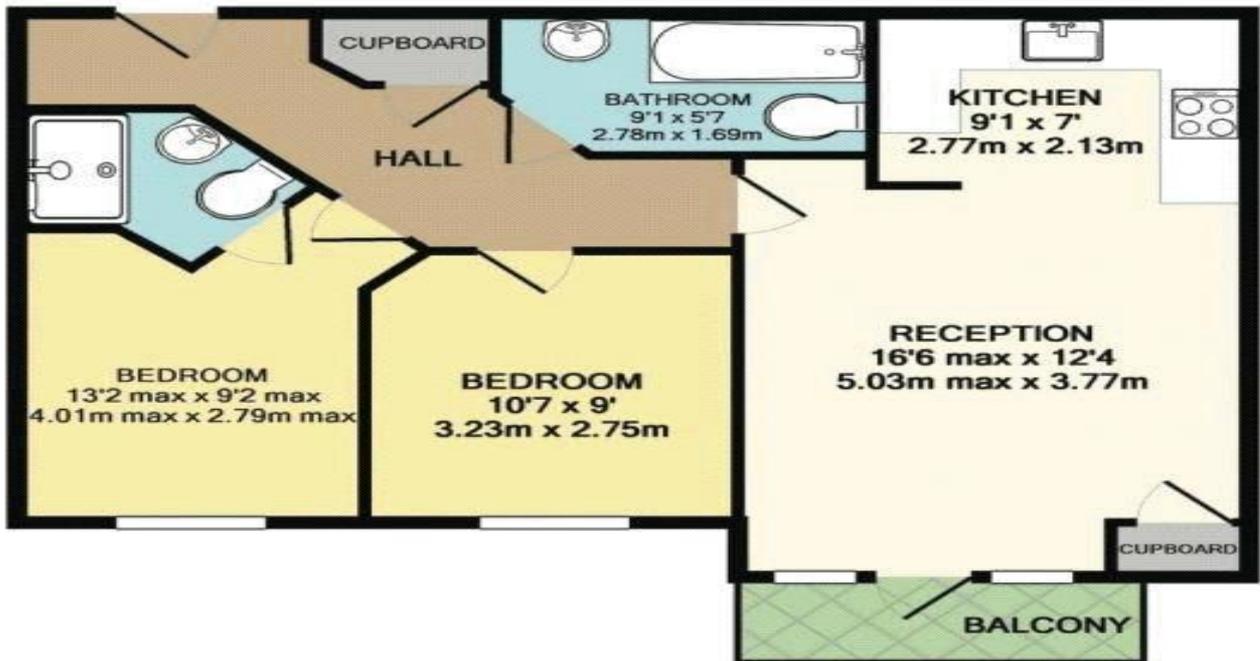
2 bathrooms

Communal Roof Terrace

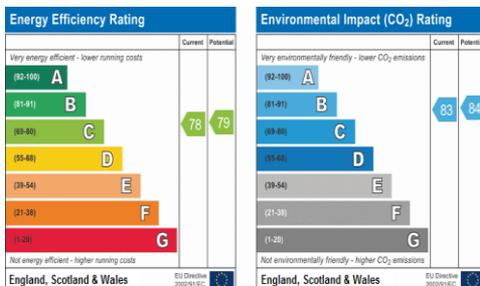
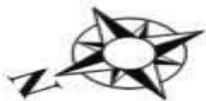
Balcony

Allocated Parking Space

Modern open plan living



TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 SQ.M.)  
GIA measurements are approximate. Not to scale. Illustrative purposes only



Tenure: Leasehold

Council Tax: C

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.