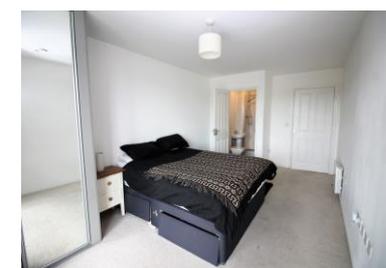
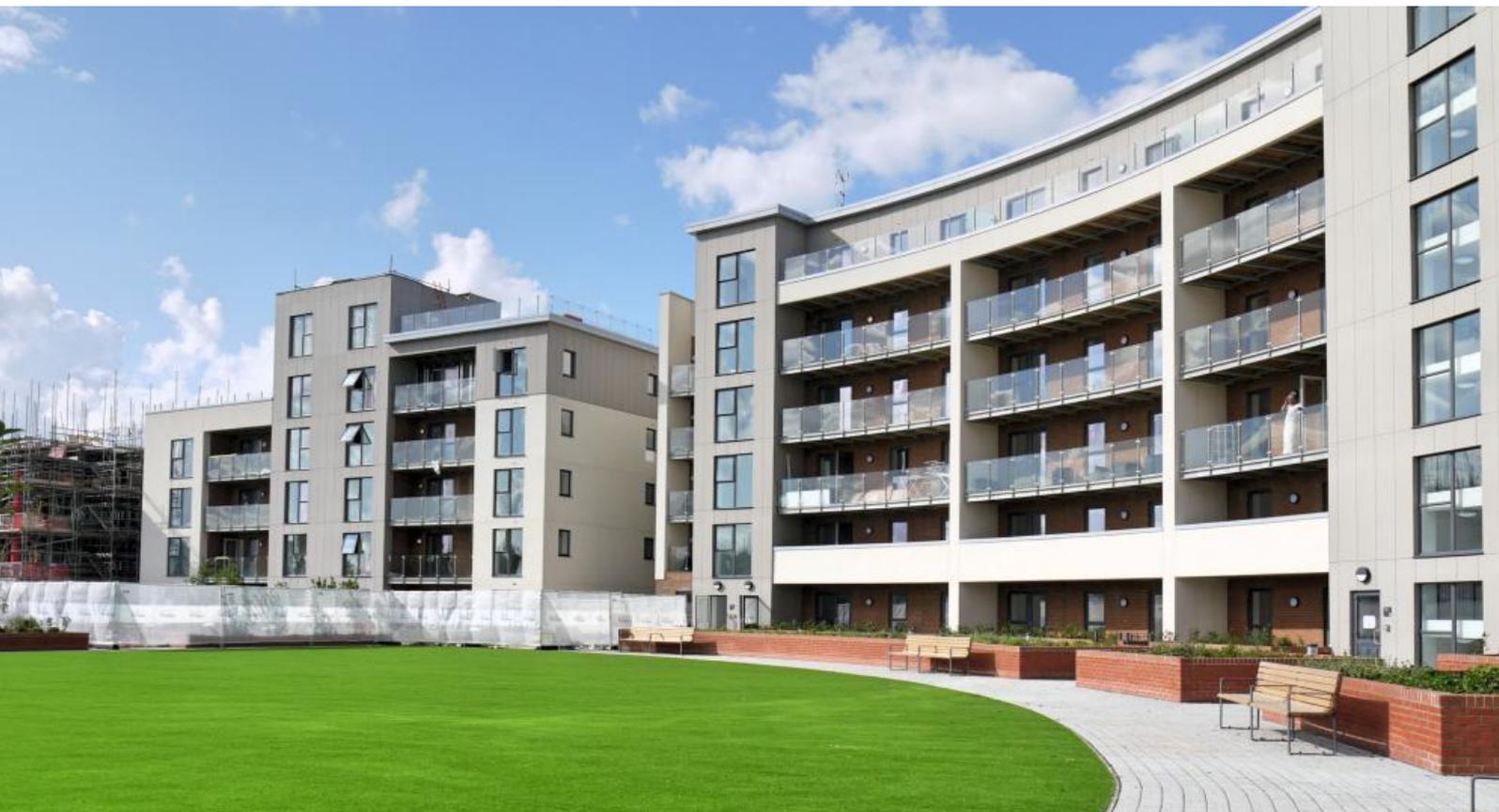


Gemini Park, Borehamwood

£350,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to market this top floor larger than average 2 double bedroom, 2 bathroom apartment in a modern development with lift access. The property has a large hallway with ample space including two storage cupboards and a video entry phone system for additional security. The open plan kitchen/lounge is bright and spacious, the kitchen is fully integrated and overlooks the communal gardens. The master bedroom has a modern en-suite shower room and fitted wardrobes and has access to the private balcony which also overlooks the gardens. The second bedroom is a large double room. The main bathroom is fitted to a good specification, spacious and fully tiled. The property benefits from an air purification filtration system and the heating is an electric zone system so that each room can be set at different temperatures and can be timed as desired. There is also access to a communal roof terrace on the same floor and the views are great. This property has very easy access to many travel routes, with the A1, M1 and M25 very close by, several local bus stops and Elstree and Borehamwood station a short walk away. It is also within walking distance of the town centre, there is a gym and swimming pool across the road and schools nearby.

Gemini Park, Borehamwood

£350,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™

Modern Development with lifts

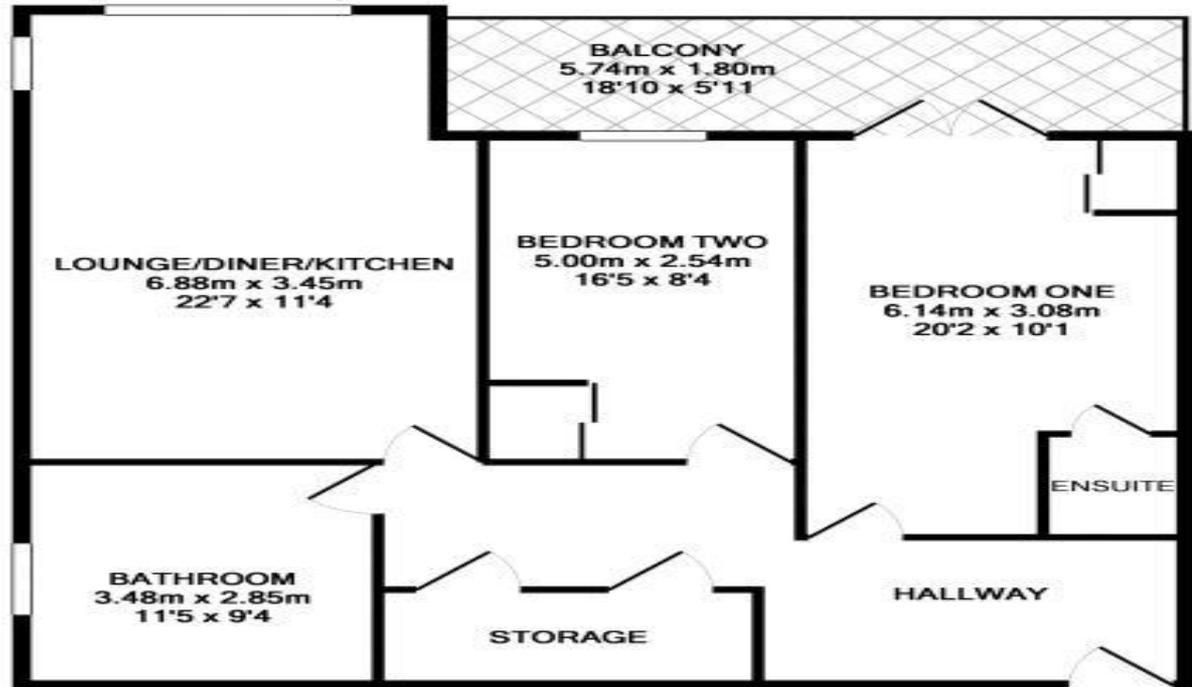
Long lease

Underground parking

0.8 miles from Borehamwood & Elstree BR Station

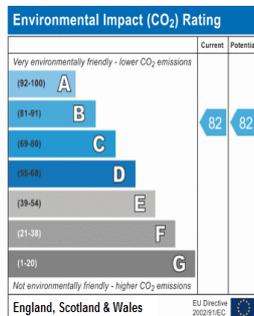
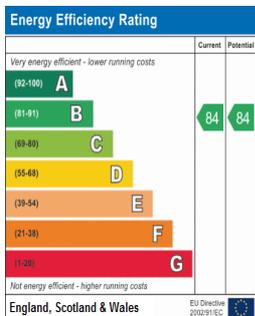
Video entry phone

uPVC Double glazed windows and Patio doors



TOTAL APPROX. FLOOR AREA 84.6 SQ.M. (911 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

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.