

Maxwell Road, Borehamwood, WD6

Shared Ownership £135,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



### Summary:

This lovely one bedroom 2nd floor apartment is located in the heart of Borehamwood and is just a short walk from town and Elstree & Borehamwood BR Station. It is being offered in excellent condition and benefits from a bright and spacious lounge with balcony, allocated secure parking and ample storage, thus making this the perfect first time purchase or investment. The property boasts being situated on the 2nd floor of a sought after modern development. The entrance hall is spacious for a one bed flat, it has 3 storage cupboards. The living space is open plan to a fitted kitchen with a built-in electric hob, grill and oven, space for a fridge/freezer and washing machine. This open plan room is very bright and airy with lovely views over the fields. The bedroom is a great size and comes with fitted wardrobes and the 3 piece bathroom suite is part tiled with shower over bath, wash basin, low level wc. Further benefits include a large communal roof terrace, a mobile phone operated phone entry system and lift access. This property has 90 years left on the lease. Once purchased you can staircase this property and purchase more shares, up to 100% ownership. 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

T: 0208 213 3200 | E: borehamwood@ivygate.co.uk|

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One Double Bedroom

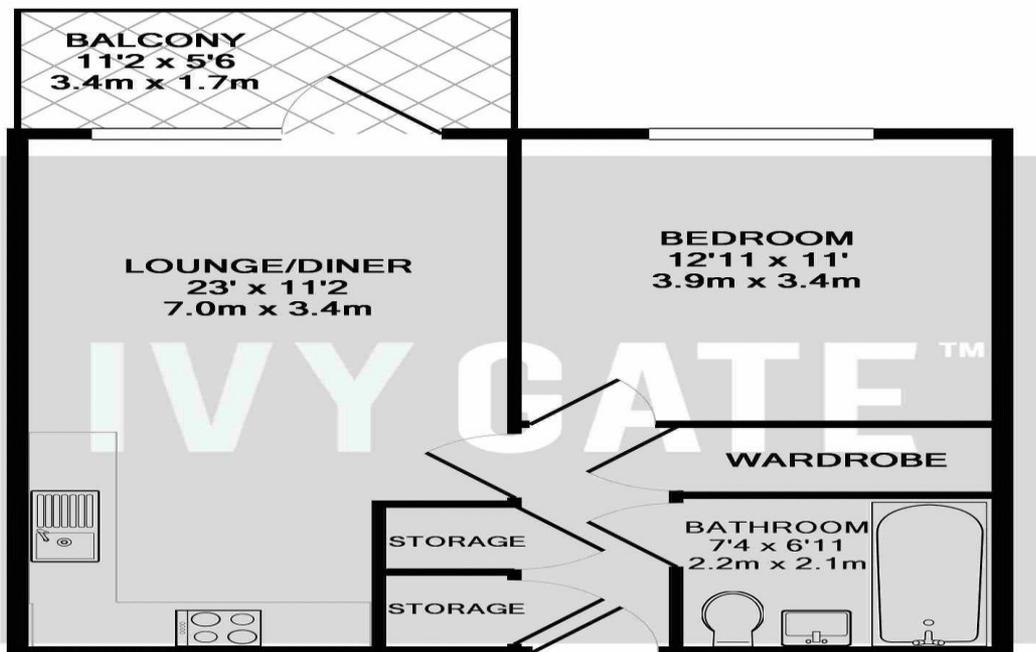
Secured Car Park

Long Lease

Ideal First Time Purchase/Investment

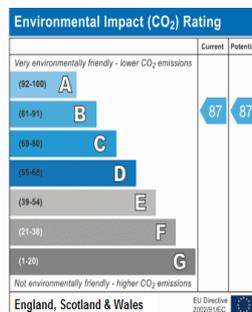
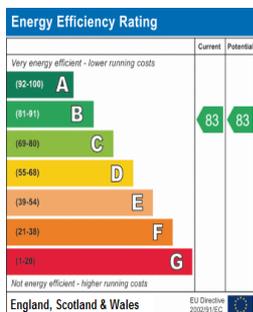
Access To Roof Terrace

Lift Access



TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

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: C

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.

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