

High Street, Elstree, WD6

IVY GATE™

2 Bedrooms | 1 Bathrooms | 1 Reception



Summary:

*** Investment Opportunity or ideal First Time Buy *** Ivy Gate are pleased to present this delightful 1 bedroom flat on the first floor with secured gated resident parking and situated in the heart of Elstree Village with easy access to transport links. The flat is so welcoming, the lounge is cosy, has an electric fireplace and has enough dining and living space. The kitchen is very well fitted, the bathroom is a 3 piece suite and the bedroom is beautifully presented. Externally there is communal gated secure parking and communal gardens. Situated in Elstree Village this property is close to local shops, restaurants and fantastic schools. The property also has easy access to Elstree & Borehamwood BR Station as well as Stanmore Station.

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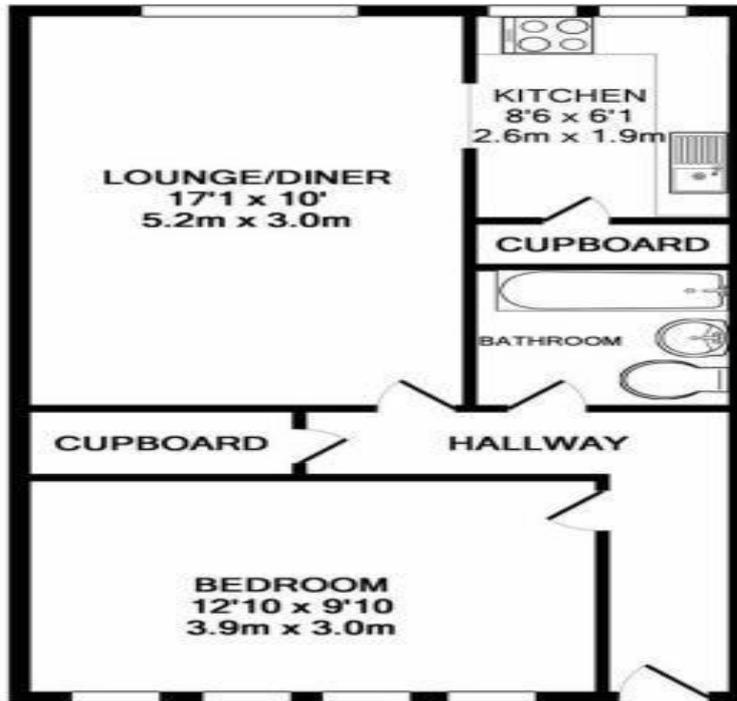
165 year lease

Secure Gated Residents Parking

In the heart of Elstree

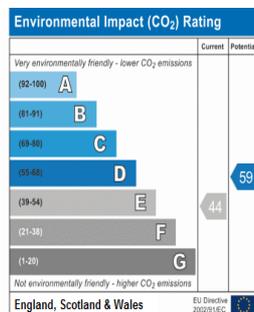
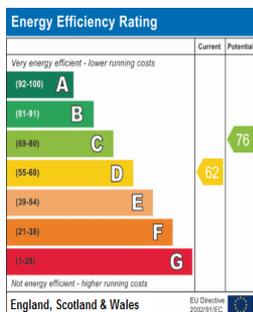
Immaculate and Modern

Communal Gardens



TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 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:

Council Tax: B

Local Authority: Hertsmere Borough Council

EPC Rating: D

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.