Excellent

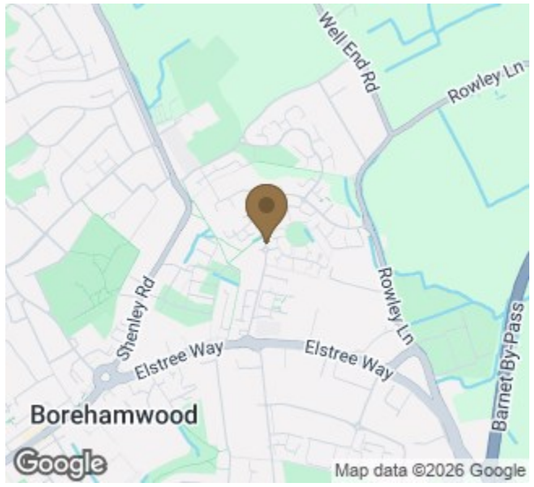
Trustpilot

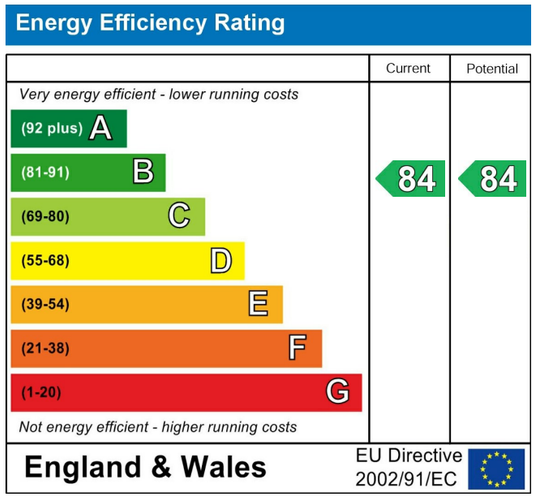
McCarthy & Stone
Resales.

Second Floor

Total floor area 59.3 sq.m. (638 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





31 Goldwyn House

Studio Way, Borehamwood, WD6 5JY

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 31 Goldwyn House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £290,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious living room
- Walk out Balcony
- Bright and airy bedroom with fitted wardrobes
- Allocated Car Parking Space
- Emergency Call System
- 24-hour Estate Management team
- On site Bistro - serving fresh meals
- Landscaped gardens
- Guest & Wellness Suite
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

31 Goldwyn House, Borehamwood

1 | 1 | Asking price £290,000

Goldwyn House
Featuring a stylish selection of one and two bedroom apartments, exclusively for retirees, Goldywn House is proving a popular choice for those seeking an active and sociable retirement.
The development offers excellent facilities, the communal lounge featuring Wi-Fi access and a beautiful patio area leading to landscaped gardens which will be fully maintained so that you and your guests can enjoy time outdoors without the hassle of regular upkeep. There's a function room and on-site restaurant serving lunches daily and a wellness suite. If your guests travel from afar they can stay in the guest suite.
An Estate Manager is also available onsite to help with any domestic enquiries. Day-to-day assistance is available for those who would like some extra help within their home.

Local Area
The pretty commuter town of Borehamwood sits just outside of London, offering all of the convenience and comfort of a smaller town but with the added luxury of having the capital right on your doorstep.
The Elstree and Borehamwood Museum brings the local area and its rich history to life with a variety of historical items and photographs. The Elstree area has become nationally famous as a centre for television and film thanks to the busy production studios.
A small convenience store is located just a short walk from the development, whilst a small high street area can be found just a mile away, offering supermarkets, high street banks, a Post Office, medical centre and pharmacy, as well as several other amenities. For some retail therapy, head to the Borehamwood Shopping Park, which includes a number of high street brands.
Thanks to its location within the London commuter belt, Borehamwood offers great train connections to the capital. Trains to St Pancras station take just 23 minutes and the A1, M1 and M25 are easily accessible. Bus services also link Borehamwood with New Barnet, Edgware and North London. Hatfield, Stanmore and Watford can also be reached via Uno bus services.

Apartment Summary
ENJOY LUNCH ON US WHEN YOU VIEW GOLDWYN HOUSE - BOOK NOW!

Situated on the second floor of the desirable Goldwyn House development in Borehamwood, this contemporary one-bedroom apartment offers stylish, comfortable living in a welcoming community. The well-presented accommodation features a modern kitchen with integrated appliances, a spacious double bedroom with fitted wardrobes, and a contemporary shower room. The inviting living space benefits from a walk-out balcony, providing the perfect spot to enjoy some fresh air and relax. Goldwyn House offers an excellent range of on-site facilities designed to enhance everyday living, including a bistro, beautifully landscaped gardens, a welcoming homeowners' lounge and a dedicated wellness suite. On-site care is also available, offering added reassurance and support when required. Combining modern interiors, private outdoor space and an impressive selection of communal amenities, this attractive apartment presents an excellent opportunity to enjoy independent living in a supportive and sociable environment. An allocated car parking space is included with this apartment.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

Social Lifestyle
The Communal Lounge is at the heart of the community at Goldwyn House and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Goldwyn House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Parking
Allocated Car Parking Space Included with this apartment

Lifestyle Services
Lifestyle Services at our Goldwyn House development are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Care & Support
The personal care services available at Goldwyn House can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Landscaped Gardens
One of the main social hubs of Goldwyn House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Lease Information
Lease length: 999 Years from the 1st June 2018
Ground rent: £435 per annum
Ground rent review date: June 2033

Service Charge
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

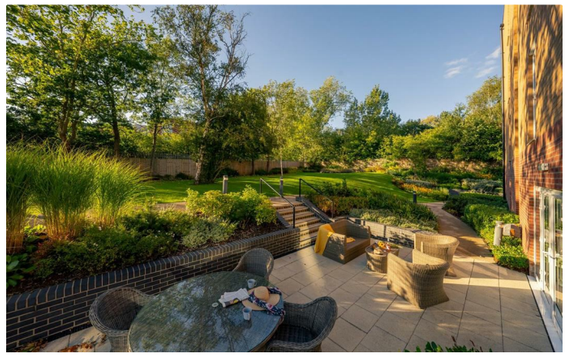
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,194.26 per annum (up to financial year end 30/06/2027

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage