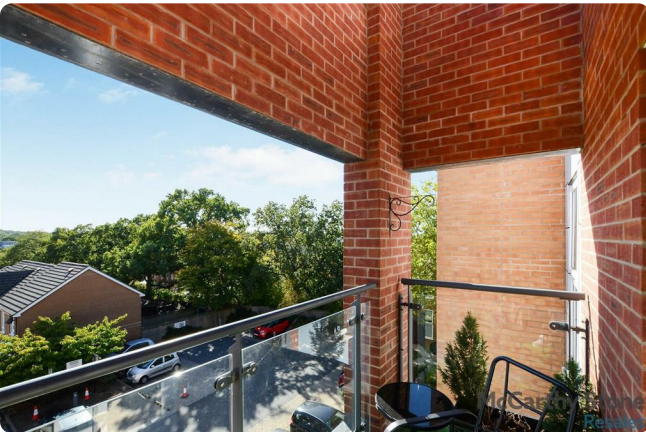
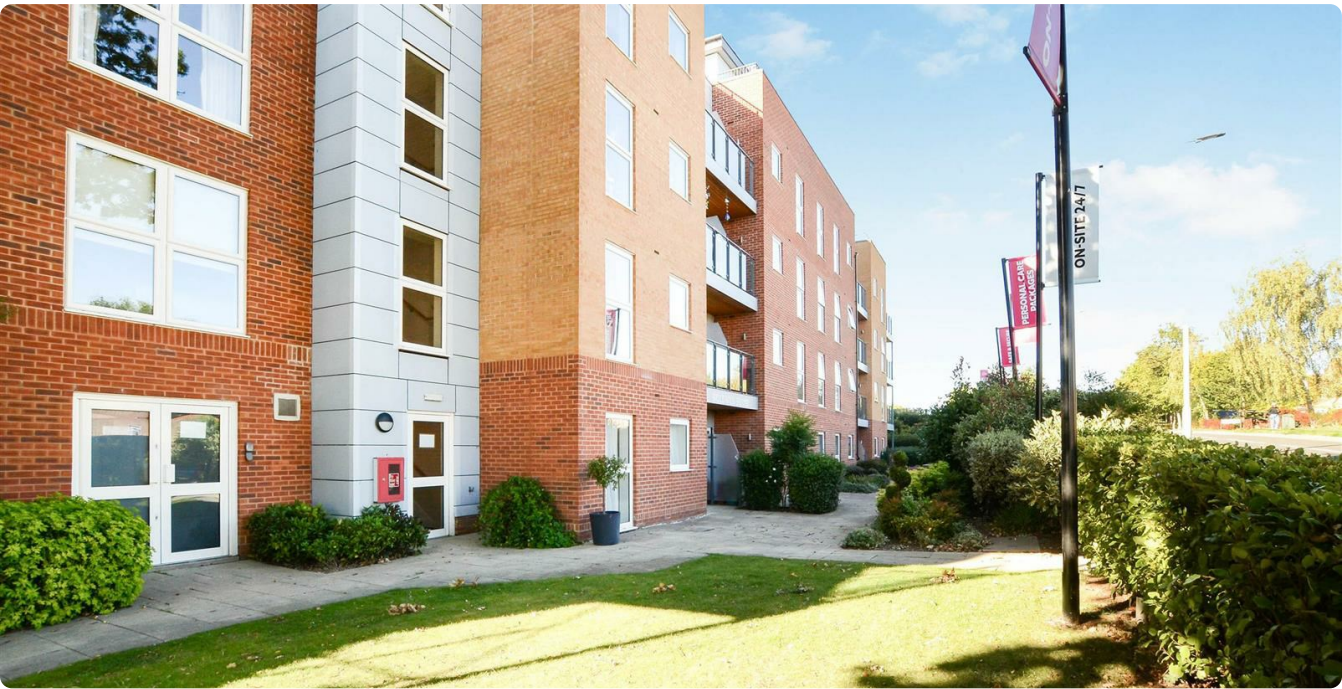
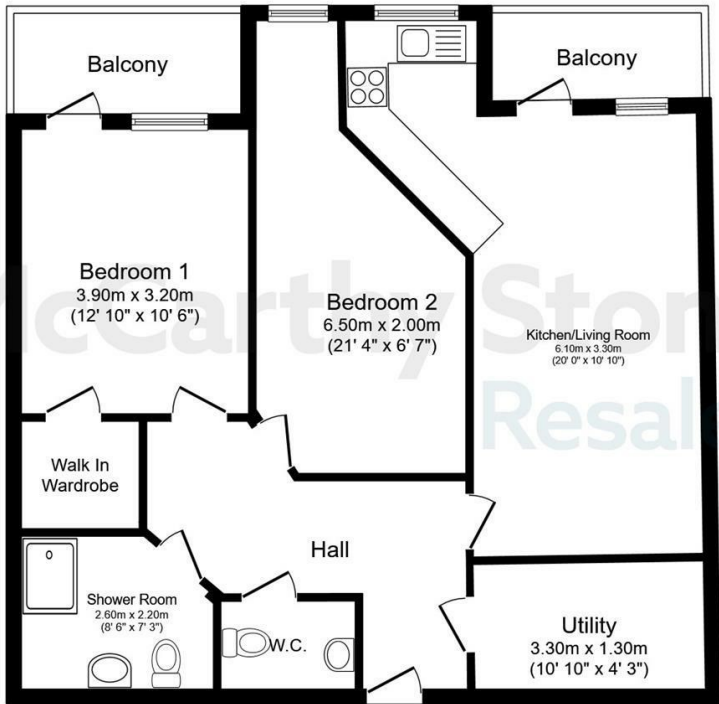


35 Goldwyn House

Studio Way, Borehamwood, WD6 5JY



Asking price £350,000 Leasehold

BRIGHT AND AIRY, retirement apartment boasts TWO WALK-OUT BALCONIES with views over the gardens. Spacious living room, modern kitchen with BUILT-IN APPLIANCES, a contemporary shower room and separate GUEST CLOAKROOM completes this lovely apartment. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, on site restaurant and communal lounge where SOCIAL EVENTS take place.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Studio Way, Borehamwood

Goldwyn House

Featuring a stylish selection of one and two bedroom apartments, exclusively for retirees, Goldwyn 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, library 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. Once a week mini bus service to the town centre. 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 Overview

Beautifully presented, two-bedroom apartment benefitting from a bright and spacious living room with access to a walk-out

balcony. The modern open plan kitchen comes complete with built in appliances. Principle bedroom has access to an additional balcony and a walk in wardrobe. A contemporary shower room, separate guest cloakroom and utility area completes this bright and spacious apartment. Carpets and curtains included.

Entrance Hall

Front door with spy hole and letter box. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space. Central heating system using radiators controlled by a unit situated in the hall. Doors giving access to Living Room, bedrooms, shower room and guest cloakroom.

Living Room

Bright and airy, living room benefitting from a full height window and a double-glazed door leading to a walk-out balcony. This spacious room provides ample room for a dining table and chairs. Raised power points, telephone and sky connectivity. Ceiling spotlights, curtains and fitted carpets. Opening to the open plan kitchen area.

Kitchen

Fully fitted modern kitchen, in an 'as new' condition with a range of high gloss wall, base units and fitted work surfaces. A stainless-steel sink unit, with drainer and mixer tap, sits beneath a double-glazed window with fitted blind. Ceiling - and under (wall) unit - spot lighting. Electric oven with up and under door, and matching microwave above. Four ringed induction hob with chrome extractor hood over. Integrated fridge/ freezer, wood effect flooring.

Bedroom One

Double bedroom with a full height window and door to the side with access to a walk out balcony. TV, telephone points, provisions for a wall mounted TV and power points. Ceiling spotlights. Walk-in wardrobe providing hanging rails and shelving.

Bedroom Two

Double bedroom with a full height double glazed window. TV, telephone points and power points, ceiling spotlights. This room would also be perfect for use as a dining room or study,

Shower Room

Fully tiled and fitted with suite comprising of level access, wet

2 bed | £350,000

room style shower with support rail and curtain. Low level WC, vanity unit with wash basin and illuminated mirror above. Shaving point, ceiling spot lights, slip-resistant flooring, electric heater and extractor fan.

Guest Cloakroom

Partially tiled walls with a WC, handbasin with vanity unit and illuminated mirror over. Ceiling spotlights, slip resistant flooring.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charge, please contact your Property Consultants or Estate Manager.

Annual Service charge: £12,895.61 for financial year ending 30/06/2026.

Lease Information

Lease 999 Years from 1st Feb 2018

Ground Rent

Ground rent: £510 per annum
Ground rent review: 1st Feb 2033

Additional Information & Services

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

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 that can assist with service charges or living costs.
- 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.

