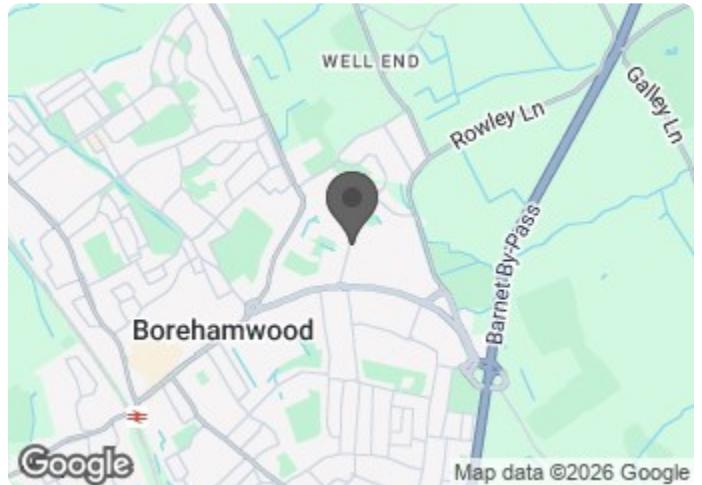


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The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: D**



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

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## 22 Goldwyn House

Studio Way, Borehamwood, WD6 5JY



**Asking price £380,000 Leasehold**

A well presented, TWO BEDROOM apartment situated on the SECOND FLOOR. This apartment boasts TWO WALK-OUT BALCONIES and an ALLOCATED CAR PARKING SPACE. EXCELLENT COMMUNAL FACILITIES including landscaped gardens, on site restaurant and communal lounge where SOCIAL EVENTS take place. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

\*Entitlements Advice and Part Exchange available\*



**Call us on 0345 556 4104 to find out more.**

# Studio Way, Borehamwood

2 Bed | £380,000

## 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 and on-site restaurant serving lunches daily and a wellness suite. Further facilities for convenience include a laundry room, a mobility scooter charging room and a refuse and recycling room.

If your guests travel from afar they can stay in the guest suite. The 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. For peace of mind the apartment is fitted with a 24 hour emergency response system and can also be activated by the bracelet.

## 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.

## Living Room

Bright and airy, living room benefitting from a full height window and a double glazed door leading to a walk-out balcony with lighting. This spacious room provides ample room for a dining table

and chairs. Raised power points, telephone and sky connectivity. Ceiling spot lights, fitted carpets. Opening to the open plan kitchen area.

## Kitchen

Open planned, fully fitted modern kitchen 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, electronically controlled window. Electric oven with up and under door, and matching microwave above (waist height for minimal bend.) Four ringed induction hob with chrome extractor hood over. Integrated fridge and separate freezer, dishwasher.

## Master Bedroom

Double bedroom with a full height double glazed opening door opening on to a walk out balcony. Walk-in wardrobe providing hanging rails and shelving. TV, telephone points and power points. LED ceiling spotlights.

## Shower Room

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

## Second bedroom

A spacious second bedroom with a floor to ceiling, double glazed window. LED ceiling spotlights, fitted carpets. This bedroom could even be used as an office, hobby room or dining area.

## Guest Cloakroom

Partially tiled cloakroom comprising of WC, vanity unit with hand basin and illuminated mirror over. Floor tiles, ceiling spotlights, chrome heated towel rail.

## Service Charge

- One hour of domestic assistance included per week
- 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
- Cleaning of communal windows
- 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 30/6/2026

## Lease Information

999 Years from 1st June 2018.

## Ground Rent

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

## Allocated Car Parking

The apartment comes complete with an allocated car parking space.

## Moving Made Easy & Additional Information

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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

