



Total floor area 82.3 m<sup>2</sup> (886 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](http://www.focalagent.com)

**Council Tax Band: D**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(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



## 20 Goldwyn House

Studio Way, Borehamwood, WD6 5JY



**Asking price £349,950 Leasehold**

A BRIGHT and SPACIOUS two bedrooomed retirement apartment. Conveniently located on the FIRST FLOOR, this apartment boasts WEST FACING views and direct access to a WALK-OUT BALCONY from the spacious lounge. ALLOCATED CAR PARKING SPACE included. The development has EXCELLENT COMMUNAL FACILITIES including landscaped gardens, on site restaurant and communal lounge where SOCIAL EVENTS take place.

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