

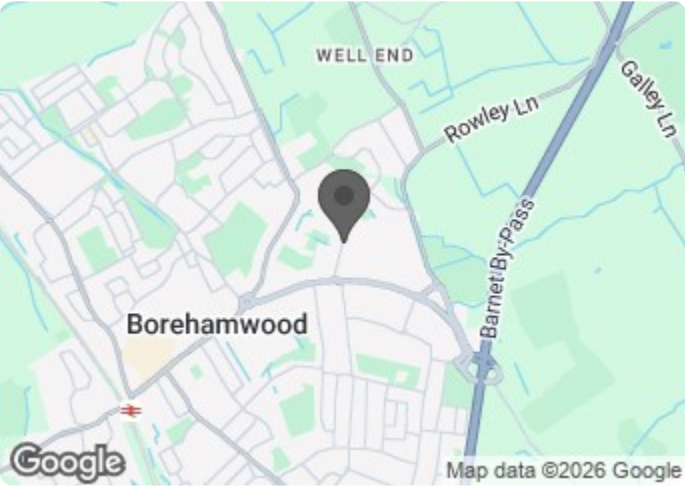
20 Goldwyn House

Studio Way, Borehamwood, WD6 5JY



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



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Asking price £349,950 Leasehold

A BRIGHT and SPACIOUS two bedroomed 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.

Call us on 0345 556 4104 to find out more.

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# 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 and on-site restaurant serving lunches daily and a wellness suite. 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.

### 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.

### Entrance Hall

Front door with spy hole and letter box opens into a spacious entrance hall. Wall mounted emergency intercom and door entry system. Utility cupboard/storage space. Doors giving access to the living room, both bedrooms, shower room and separate guest cloaks.



### Guest Cloaks

Modern suite comprising of low level WC, vanity unit with wash basin and illuminated mirror above.

### Living Room

Bright and airy, open plan living room/ kitchen 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 spot lights, electric radiator, fitted carpets. Opening to the open plan kitchen area.

### Kitchen

Fully fitted modern kitchen in amazing 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, dishwasher. Wood effect flooring.

### Master Bedroom

Spacious double bedroom with a full height double glazed window. Built-in wardrobes. TV, telephone points and power points. Central ceiling light. Emergency pull cord.

### Wet 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 double glazed full height windows. This room would also be perfect for use as an office or hobby room. Raised sockets, electric radiator, fitted carpets.

### Allocated Car Parking

The apartment has an allocated parking space in the private car park.

### 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



# 2 Bed | £349,950

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.

Service charge: £12,895.61 per annum (up to financial year end 30/06/2026).

### Lease Information

999 Years from 1st June 2018.

### Ground Rent

Ground rent: £510 per annum

Ground rent review: 1st June 2033

### Additional Information & Services

- 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
- 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.

