



PRESTIGE & VILLAGE

UK's finest properties

£300,000 OFFERS IN EXCESS OF BOREHAM HOLT, ELSTREE, HERTFORDSHIRE, WD6 3QF

Spacious Top Floor Apartment in Prime Elstree Location

IMMEDIATE AVAILABILITY - VACANT POSSESSION

Situated in a sought-after area just a short walk (0.2 miles) from Elstree & Borehamwood Station, this bright and spacious top floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation includes a generous lounge/diner, two double bedrooms, a separate modern fitted kitchen, and a contemporary bathroom.

BRAND-NEW CARPETS IN BOTH BEDROOMS.

Set within a well-maintained development, the property is ideally located close to local shops, parks, and a selection of highly regarded schools.

Early viewing is highly recommended to avoid disappointment





- Two Double Bedrooms - BRAND-NEW CARPETS IN BOTH BEDROOMS.
- Separate fitted Kitchen
- Modern Bathroom
- Large Living/Dining Room
- 2nd Floor Apartment
- Access to communal gardens
- Long Lease - 900+ years
- EDUCATION - The area is also well-served by a range of highly regarded schools.
- TRANSPORT - The property benefits from excellent transport links



IMMEDIATE AVAILABILITY VACANT POSSESSION ACCOMMODATION

BEDROOM 1

13'1" x 12'0" (3.99m x 3.67m)

BEDROOM 2

12'9" x 8'8" (3.89m x 2.65m)

LIVING ROOM

16'3" x 14'0" (4.96m x 4.27m)

KITCHEN

9'4" x 8'5" (2.85m x 2.57m)

BATHROOM

7'0" x 5'6" (2.15m x 1.68m)

COMMUNAL GARDENS

KEY BENEFITS:

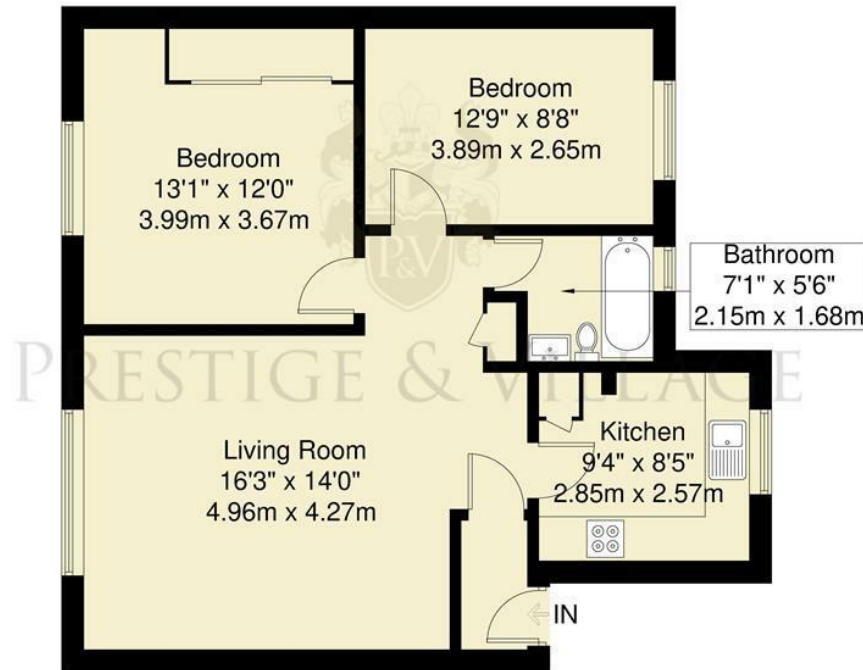
Chain free – ready for a smooth and hassle-free move

Excellent transport links – Elstree & Borehamwood Station (0.2 miles), Stanmore (2.5 miles), Radlett (2.7 miles), and Edgware (2.8 miles)

Outstanding local education – including Yavneh Primary School (0.8 miles, Ofsted: Outstanding), Yavneh College (0.7 miles, Good), and several quality

primary schools such as Summerswood and St Teresa Catholic Primary School





Approximate Gross Internal Area = 65.9 sq m / 709 sq ft

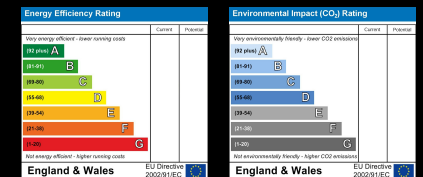
Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Boreham Holt is conveniently located within walking distance to Borehamwood High Street offering a wide range of local shops and amenities. Transportation Links include Elstree & Borehamwood Train Station and convenient bus links.

Hertsmere
Band C





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