



Stratfield Road, Borehamwood, WD6

£325,000 Leasehold

CHAIN FREE FIRST FLOOR FLAT • RECEPTION ROOM • MODERN FITTED KITCHEN/BREAKFAST ROOM • THREE BEDROOMS
• MODERN SHOWER ROOM • BALCONY • COMMUNAL GARDENS • PERMIT PARKING • CLOSE TO TOWN CENTRE &
TRAIN STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





A THREE DOUBLE BEDROOM FIRST FLOOR FLAT which is conveniently positioned for the Town Centre and Train Station.

Stepping inside, you are greeted by a spacious reception room with large windows creating a sense of openness. The modern fitted kitchen and breakfast room is thoughtfully designed, featuring ample cabinetry and workspace, making it a true heart of the home. Three well-proportioned bedrooms provide versatile accommodation and there is a modern shower room. A private balcony extends from the living area, providing the perfect spot for a morning coffee or simply enjoying the fresh air.

Outside, the communal gardens are well-maintained and there is permit parking available for residents, ensuring convenience and peace of mind.

Situated near Borehamwood Shopping Park and Town Centre with easy access to the local cinema, shops, restaurants, parks and schools. It is also close to Elstree & Borehamwood Station and Radlett Park Golf Club. The M1 is easily reached via a short drive.

Nearest Station: 0.5 miles - Elstree & Borehamwood Station

Council Tax band: C Approx. £2170.21 2026-2027 (Hertsmere Council)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Remaining Lease Length: Approx. 213 years remaining

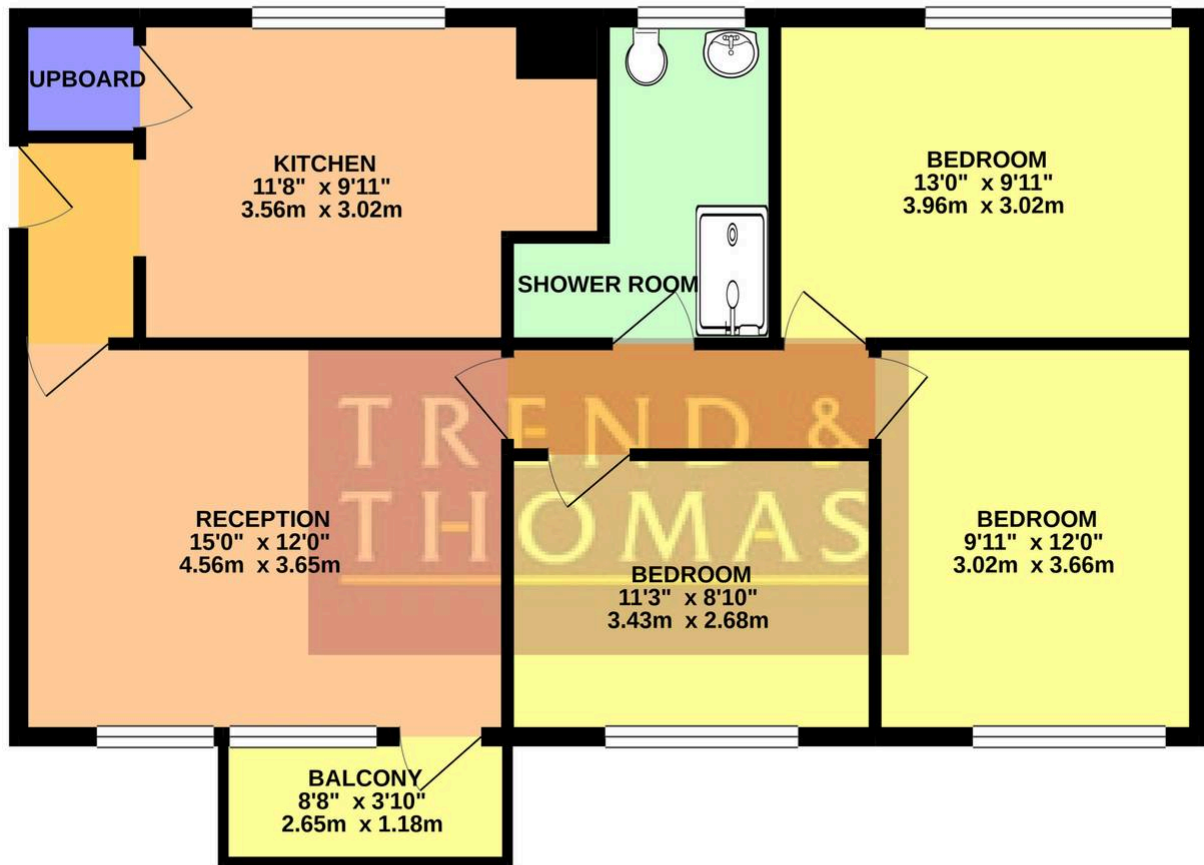
Annual Service Charge: Approx. £1,680.00 per annum

Annual Ground Rent: N/A

Insurance: £310.00 per annum



FIRST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



STRATFIELD ROAD, BOREHAMWOOD, WD6 1UQ

TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.