



Kipling Way Borehamwood, WD6 2FZ Offers in excess of £325,000

A well-presented ground floor apartment set within a modern, purpose-built block comprising just eight flats in total, offering a quiet and well-maintained living environment.

The property is less than five years old and features two generous double bedrooms, a bright and spacious living space, and a stylish modern bathroom finished to a high standard. The apartment is presented as a turn-key property, allowing a buyer to move straight in with minimal effort.

Additional benefits include reserved parking and a long lease, adding long-term security and appeal.

Ideally located just 0.2 miles from Elstree & Borehamwood Station, the flat offers excellent transport links and easy access to local amenities.

This home is perfect for first-time buyers looking to step onto the property ladder or investors seeking a low maintenance, well located rental opportunity.

- Long Lease Remaining
- Modern Development
- Great Location
- Reserved Parking
- 0.2 Miles To The Station
- Available For Viewings





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	85		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	