



**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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(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	

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



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