

**Audley Close,
£329,950 (Leasehold)**



This TWO DOUBLE bedroom 2nd floor apartment is excellently located, just a short walk to Borehamwood's bustling high street which is home to numerous shops, restaurants, entertainment and amenities. The shopping Park with Next, Lidl, Aldi, M&S and many more is also just a short walk away as well as the Mainline Station with excellent service in to London.

Situated in a small block of 6 properties, this top floor apartment has no neighbours on all sides and above meaning next to no noise from other residents. The property has an entrance hall, kitchen/breakfast room, good sized lounge/dining room with balcony, two double bedrooms, bathroom and plenty of storage.

Externally there are a number of residents parking bays and a large communal garden which is well kept all year round. There is also a new long lease of around 180 years with a peppercorn ground rent, and the annual service charge is well under the average for the area at circa £110 per month. The property is currently let for £1500 pcm to tenants who would prefer to stay, but can be given 2 months notice.

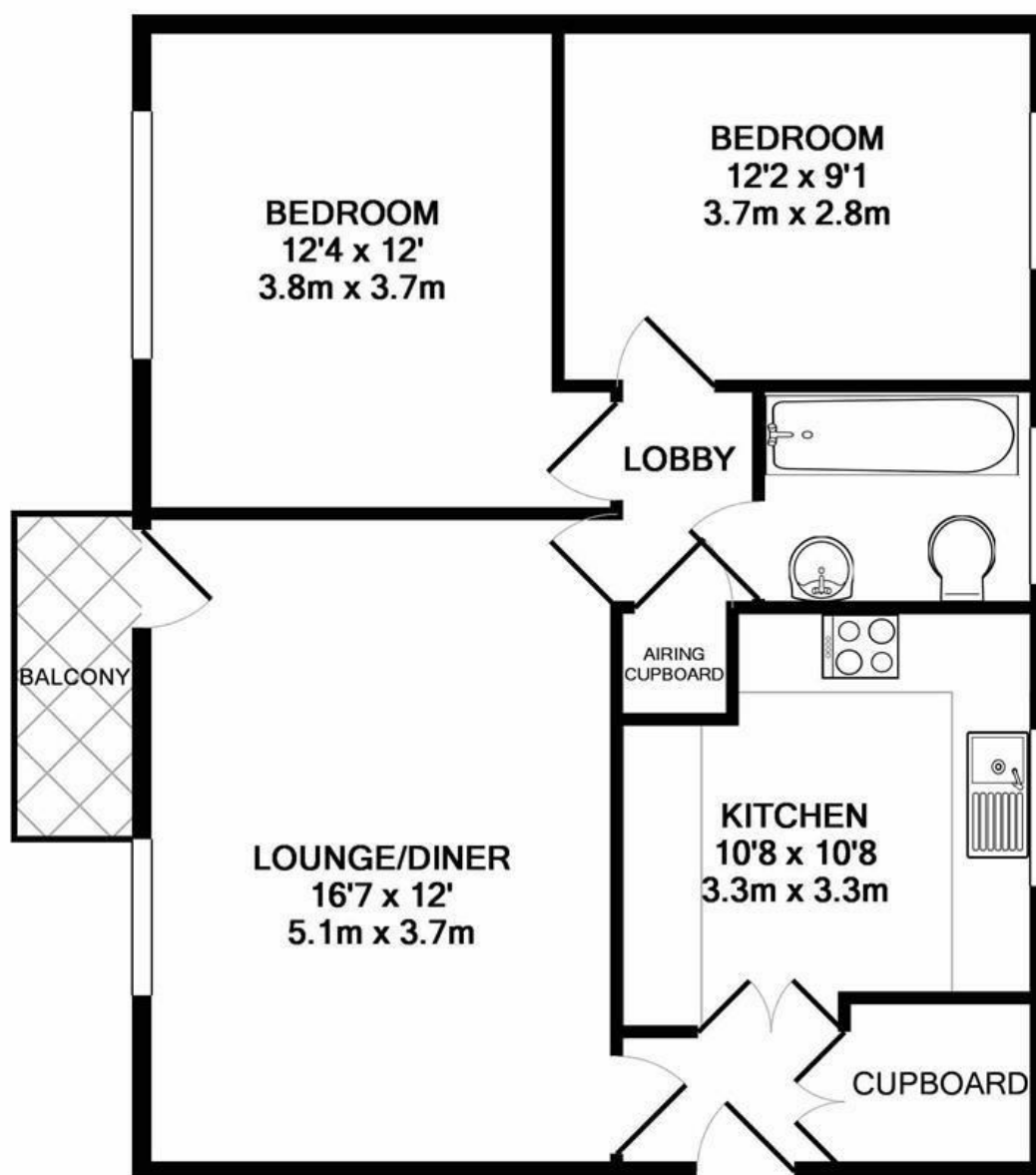
020 3764 2222
www.village-estates.co.uk



Village Estates
The Corner Shop High Street, Elstree
Herts WD6 3BY

Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.





TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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	