

Manor Way, Borehamwood

£335,000 (Leasehold - Share of Freehold)



A spacious and modern two double-bedroom apartment in the newest block of the sought-after Gemini Park development, featuring dual-aspect balconies and a share of the freehold.

This well-presented apartment is ideally positioned within easy reach of local shops, bars and restaurants, with Elstree & Borehamwood mainline station also within comfortable walking distance.

The accommodation comprises two generous double bedrooms, a contemporary family bathroom, and a bright open-plan kitchen/living area—ideal for both everyday living and entertaining. A key highlight is the dual-aspect balconies, with both the principal bedroom and the living area enjoying direct access, allowing for excellent natural light and valuable outdoor space.

The property further benefits from a share of the freehold, removing ground rent, extending the lease term, and providing greater control over building management plans.

Residents enjoy immaculately maintained communal gardens—overlooked by the bedroom balcony—along with an allocated underground parking space, visitor parking permits, and lift access to all floors.

Currently achieving a rental income of £1,650 per calendar month, the apartment can be sold with vacant possession, making it an attractive option for both owner-occupiers and investors.

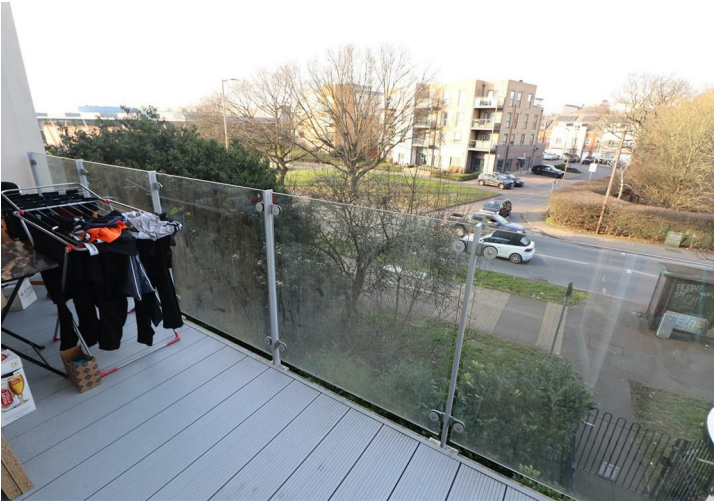
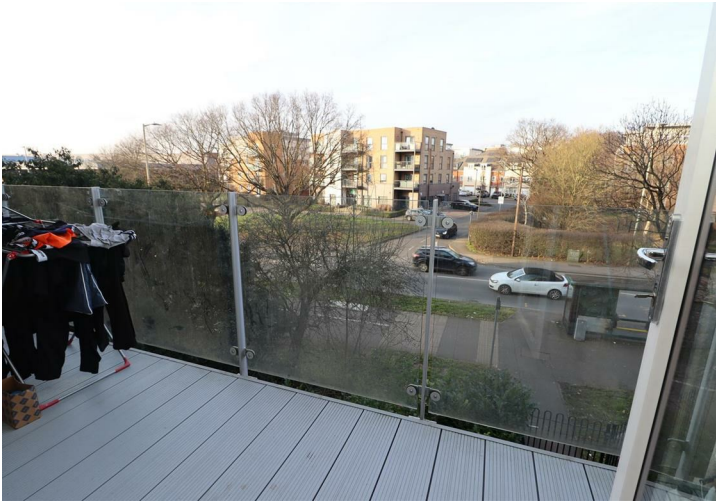
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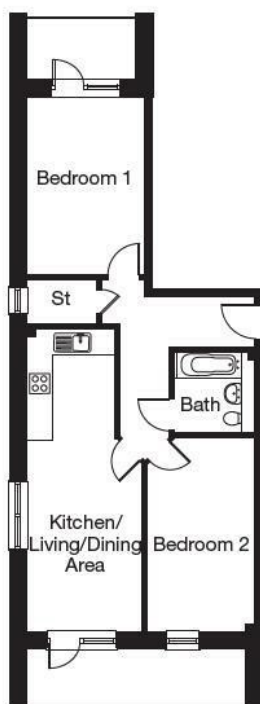


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Important Note: These particulars do not form part of any contract. All measurements are approximate and should not be relied upon. All prices quoted are strictly subject to contract.







Kitchen/Living/Dining Area	8077mm* x 3075mm*	26'6** x 10'1**
Bedroom 1	4729mm x 3062mm	15'6' x 10'1'
Bedroom 2	5156mm x 2812mm*	16'11' x 9'3**

Key
St - Store

Please note

*Maximum measurement

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 90mm and floor plans are not shown to scale. 23809_1 August 2015.



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