

**Todd Close, Borehamwood**  
**£325,000 (Leasehold - Share of Freehold)**



This well presented 2 bedroom apartment in Todd Close, Borehamwood is just a short stroll from the bustling high street with an array of fantastic amenities including the mainline station, shopping park, Tesco, recreational facilities and several bars & restaurants.

Internally this first floor apartment has been beautifully maintained by its current owner owners, whilst offering very comfortable accommodation, including:- an entrance hall, double bedroom with fitted wardrobes, second bedroom, family bathroom, lounge with a private balcony and fully fitted modern kitchen with integrated appliances. Externally there is allocated private parking for 1 vehicle and visitor permit parking with several available spaces.

The property will be sold with a new share of the freehold lease with 999 years remaining from completion. this will also reduce the ground rent down to a peppercorn rent.

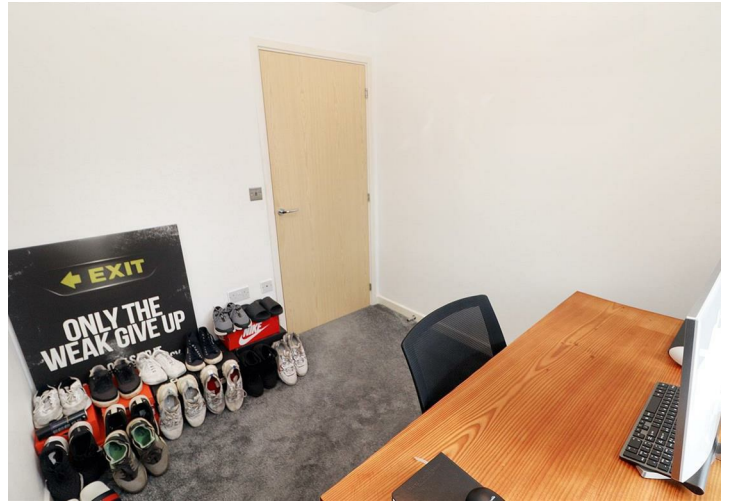
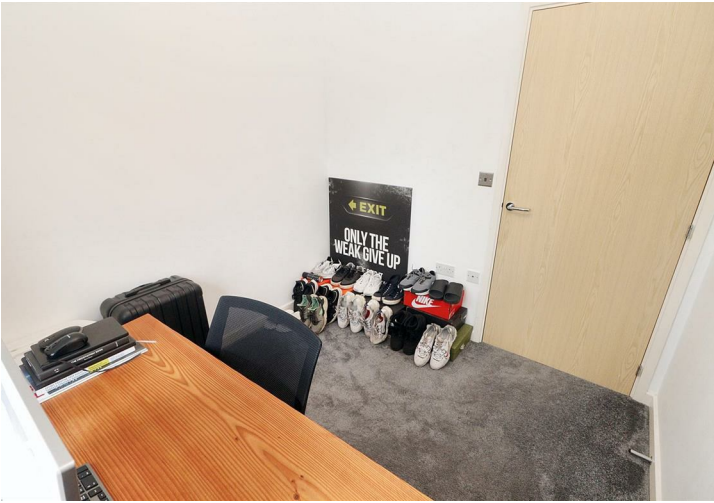
**020 3764 2222**  
[www.village-estates.co.uk](http://www.village-estates.co.uk)



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.







Approx Gross Internal Area  
52 sq m / 555 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	