

2 Bed Flat In Shenley Rd , Borehamwood, WD6 1AG

£295,000





## SHORT DESCRIPTION

Property Ref: 16001 Bright two bedroom top floor (2nd) flat with a patio garden in the middle of borehamwood high street equidistant to Tesco and the railway station. Newly refurbished throughout. Easy access to all local amenities and transport. Convenient yet quiet location with views over the high street. Property Type: Flat Full selling price: £295000.00 Pricing Options: Offers in the region of Tenure: Leasehold Remaining lease (In Year): 100 Yearly Ground Rent Cost: £100.00 Yearly Management Cost: £2000.00 Council tax band: B EPC rating: F Measurement: 645.835 sq.ft. Outside Space: Front Garden, Enclosed Garden, Roof Garden, Terrace Parking: Residents Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

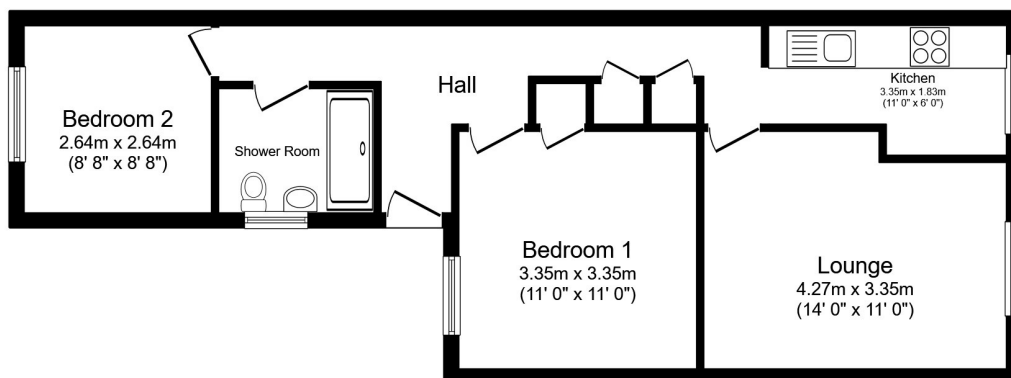
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 53.6 sq.m. (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor maisonette
Total floor area	60 square metres

### Rules on letting this property

#### **!** You may not be able to let this property

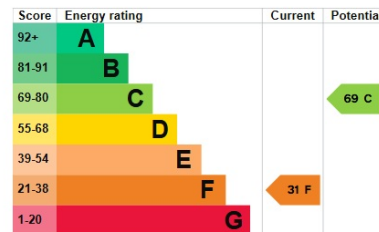
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

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