



ENGEL JACOBS
LONDON+HERTS



- **Private Hertsmere Mews Development**
- **Ground Floor Flat**
- **Perfect for First Time Buyer/Investor**
- **One Bedroom**
- **Allocated Parking Space**
- **Close to Local Amenities**



Thurston Way
Borehamwood

£275,000
Leasehold

Entrance Hall

Laminate flooring, spotlights, radiator.

Living Room/Kitchen/Diner 14' 3" x 13' 7" (4.34m x 4.14m)

Laminate flooring, fully fitted units both wall mounted and base, ample work surface area, integrated Zanussi fridge/freezer, Zanussi oven and ceramic hob, integrated Zanussi slim line dishwasher, spotlights, radiator, double glazed windows to rear aspect.

Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)

Tiled floor, fully tiled walls, low level WC, wall hung wash basin with mixer tap, large fitted mirrored cupboards, bath with overhead shower, spotlights, heated towel rail.

Bedroom 12' 11" x 9' 11" (3.93m x 3.02m)

Carpeted, fully fitted wardrobes, double glazed windows to rear aspect, radiator.

Council tax band C, Service Charge £883 current year, 991 years remaining on lease



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 40.0 sq.m. (431 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.