

# 23 Windsor Court Rutherford Close, Borehamwood, Hertfordshire

OIRO £260,000



## Full Description

The property is located towards the end of Rutherford Close being a quiet residential area off Studio Way, ideally located to take advantage of local amenities in Borehamwood. The property is in close proximity to Elstree and Borehamwood train station with regular services to London St Pancras and within a five minute drive from the Barnett By Pass (A1). This attractive flat is situated on the second floor of a well maintained block, offering two double bedrooms, spacious reception, family bathroom and a well fitted kitchen. The property benefits from two allocated parking spaces in the car park to the rear of the block. Gas fired central heating with radiators positioned throughout. UPVC double glazed windows.

**Accommodation** (all sizes approximate) Reception 5.17m (17'00") x 3.81m (12'6") Kitchen 3.81m (12.6") x 1.71m (5'7") Bedroom 1 3.55m (11'8") x 2.79m (9'2") Bedroom 2 3.55m (11'8") x 2.05m (6'9") Bathroom Bath, toilet and basin. Gross Internal Area (see floor plan). 578ft<sup>2</sup> (57m<sup>2</sup>)

Terms: Offers are invited in excess of £260,000 for the leasehold interest with vacant possession. EPC: The property is in band C for the Energy Performance Certificate. Council Tax: The property falls within Hertsmere Borough Council and is in council tax band C. For the period 2024/2025 the council tax payable is £2,117.74. Service Charge: The service charge for the period 1.1.25 - 31.12.25 amounts to £1,500. Lease: 189 years from

30th April 1996. Ground Rent at a peppercorn. \* Has the property been flooded in the last 5 years? No. \* Is the property listed? No. \* Is the property in a conservation area? No. \* Are there any public rights of way across the property? No. Utilities / Services. \* Electric Supply - Eon. \* Water Supply - Affinity Water. \* Sewage - Thames Water. \* Gas Supply - Eon. \* Heating sources - Gas fired central heating. \* Broadband Type - Full Fibre Broadband to premises. \* Mobile Signal/Coverage - EE and Three.

## Contact Us

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