



FRANKLIN COURT, BOREHAMWOOD, WD6

OIRO £290,000 Leasehold

One Bedroom Apartment | Allocated Parking Space | Fifth Floor | Open Plan Living/Kitchen Area | Fully Integrated Appliances | Built-In Wardrobes | Floor To Ceiling Windows | EWS1 Compliant | Located Close To Elstree & Borehamwood Station

- EWS1 compliant
- Floor to ceiling windows
- One bathroom
- One bedroom
- Popular location

Alter & Cope are delighted to welcome this spacious one bedroom, fifth floor apartment, situated in a modern development in the heart of Borehamwood.

The property comprises entrance hall which leads to an open plan reception room with floor to ceiling windows and fully fitted kitchen, spacious double bedroom with built-in wardrobes and modern family bathroom.

Further benefits include an underground parking space, lift access, communal gardens and it is within close proximity to local amenities and schools as well as being within walking distance to Elstree & Borehamwood station.

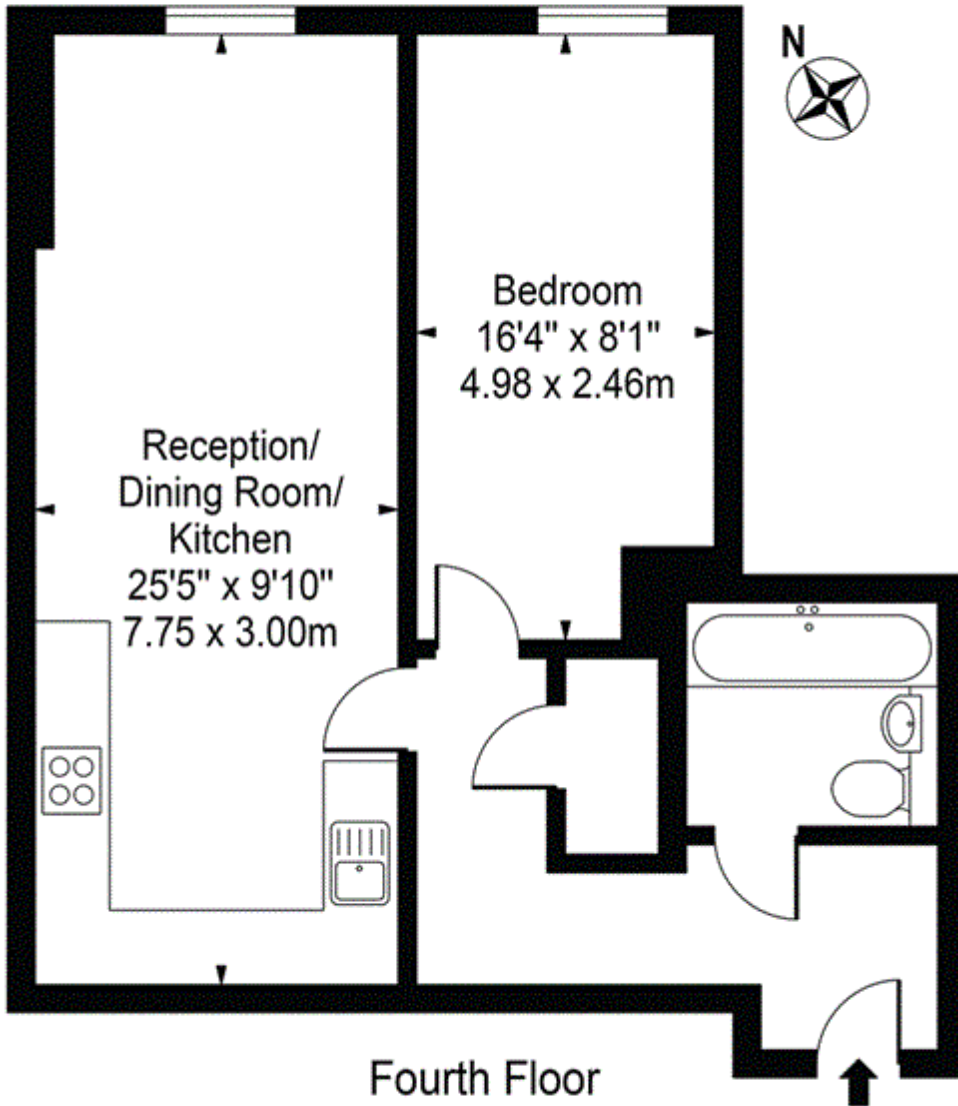
Tenure: Leasehold (118 years)
Ground Rent: £200 per year
Service Charge: £2,183.1 per year



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Franklin Court, Brook Road, WD6 5FL

Approx. Gross Internal Area 560 Sq Ft - 52.00 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.