

# Jamie Dean & Co

Estate Agents and Valuers



## **FAIRBANKS LODGE,** **FURZEHILL ROAD, BOREHAMWOOD**

**OFFERS IN THE REGION OF £169,950 LEASEHOLD**

- \* ONE BEDROOM GROUND FLOOR RETIREMENT FLAT \***
- \* ONE RESIDENT MUST BE 60 AND OVER \***
- \* COMMUNAL LOUNGE AND GARDENS \***
- \* EMERGENCY CARELINE SYSTEM FITTED \***
- \* NO UPPER CHAIN \***

**Jamie Dean & Co**, as sole agents, are delighted to be able to offer for sale this spacious one-bedroom ground floor retirement apartment, situated within the Fairbanks Lodge development and offering communal lounge facilities and gardens, with an on-site manager 5 days a week and additional 24-hour Careline assistance. Located within reach of all local amenities, including Borehamwood shopping and dining facilities, Elstree and Borehamwood Midland Main Line station and several local bus routes, the apartment is offered with no upper chain. Early viewing is highly recommended.

**Tel: 020 8954 6166**

91a Stanmore Hill, Stanmore, Middlesex, HA7 3DZ

Email: [sales@jamie-dean.co.uk](mailto:sales@jamie-dean.co.uk)

[www.jamie-dean.co.uk](http://www.jamie-dean.co.uk)

Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

**Communal entrance with video entry phone system. Private front door to:**

**Reception**

**Hallway:** Built in storage/coats cupboard, wall mounted convector heater, storage cupboard housing hot water cylinder water tank and shelving.

**Reception room:** **17'10 x 10'5 (5.43m x 3.18m).** Double glazed windows to front, wall-mounted convector heater, emergency pull-cord, wall-mounted entry phone, archway to...

**Kitchen:** **7'10 x 6'10 (2.38m x 2.10m).** Single draining stainless steel sink unit, 'AEG' inset electric hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, built-in 'AEG' electric oven, range of fitted wall and base units, Range of fitted wall and base units with worksurfaces over.

**Bedroom:** **14'4 x 8'8 (4.37m x 2.65m).** Double glazed windows to front, fitted wardrobes, emergency pull-cord

**Bathroom:** **7'4 x 5' (2.25m x 1.52m)** Enclosed tiled shower cubicle with 'Mira Vigour' shower, wall mounted mirror, pedestal wash hand basin, low level flush WC, 'Silavent' extractor fan, emergency pull-cord.

**Outside rear:** Communal gardens

**Parking:** Residents and visitor car park.

**Tenure:** 189 years from 1/09/1988

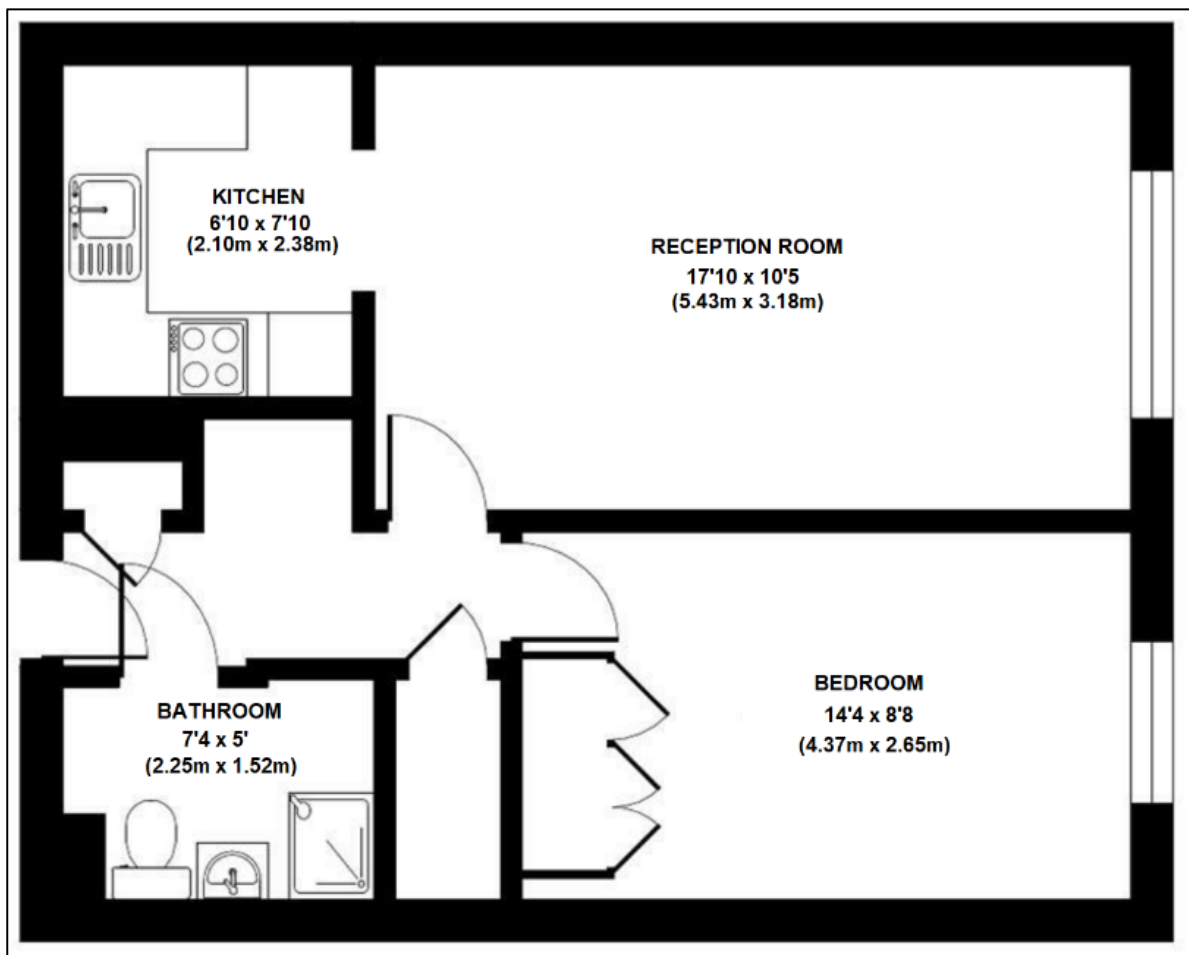
**Service Charge:** Approximately £4025.19 per annum \*\*

\*\* These details have been provided by the vendor and their accuracy cannot be guaranteed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**VIEWING STRICTLY BY  
APPOINTMENT THROUGH  
SOLE AGENT  
JAMIE DEAN & CO  
020 8954 6166**



**Please note:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.