



Connells

Millar House Station Road
Borehamwood



Property Description

Beautifully presented and finished to a contemporary high specification throughout, this stunning modern second-floor apartment offers stylish and effortless living just moments from excellent transport links. The bright and spacious living area opens onto a private balcony, while the sleek open-plan kitchen, complete with integrated Siemens appliances, creates an impressive space ideal for both everyday living and entertaining.

The property features two generous double bedrooms, including a superb primary suite with a modern ensuite shower room, complemented by a further immaculate bathroom. Residents also benefit from a lift to all floors, allocated parking, and access to well-maintained communal gardens, further enhancing the appeal of this highly desirable home.

Perfectly positioned within easy walking distance of Elstree & Borehamwood Train Station, the flat offers exceptional convenience for commuters, while Borehamwood Town Centre with its shops, cafés and amenities, is only a short stroll away. With its stylish finish, thoughtful layout, and prime location, this outstanding apartment is not to be missed.

Entrance Hall

Two storage cupboards, utility cupboard with

washing machine and water softener.

Lounge

Door to balcony, window to rear aspect, radiator.

Kitchen

Fitted kitchen with wall and base units, one and a half bowl sink, Siemens electric oven, Siemens electric induction hob, fridge/freezer, Siemens dishwasher, cookerhood.

Bedroom 1

Window to rear aspect, built in wardrobe, radiator.

Ensuite

Shower cubicle, vanity unit with wash hand basin, WC, heated towel rail, fully tiled.

Bedroom 2

Window to rear aspect, radiator.

Bathroom

Bath with mixer taps and overhead shower, wash hand basin, WC, heated towel rail, fitted storage.

Balcony

Parking

One allocated parking space.

Tenure Information

Leasehold Information:

Approx Lease Length: 992 years remaining.

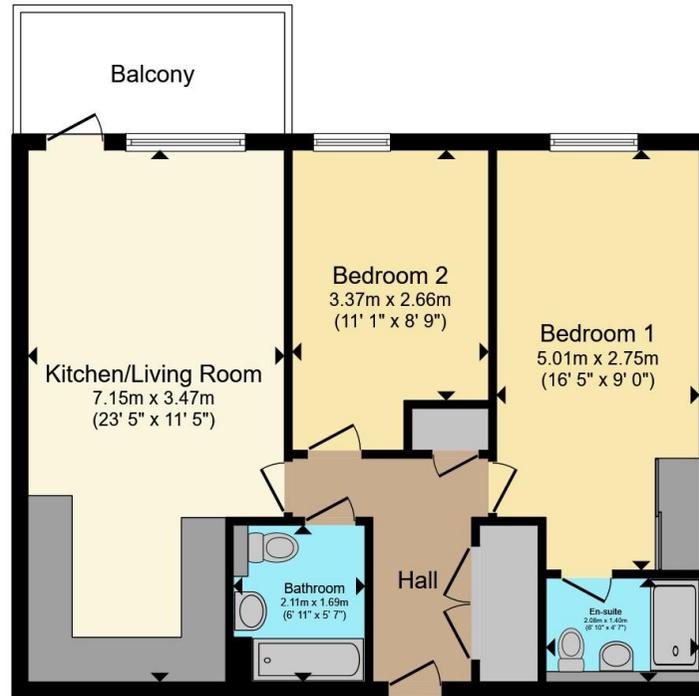
Approx Service Charge: £2190 per annum.

Approx Ground Rent: £425 per annum.









Floor Plan

Total floor area 64.9 m² (699 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.propertybox.io



To view this property please contact Connells on

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86 High Street
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EPC Rating: B Council Tax
 Band: D

Service Charge:
 2190.00

Ground Rent:
 425.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BUS308412

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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