



## Franklin Court, Brook Road

£104,000 Leasehold

Modern 7th floor flat with lift • One bedroom • Open plan kitchen/living area • Asking price is for 40% ownership (shared ownership) with option to purchase more shares • Underground allocated parking space • Communal gardens • 0.7 miles from Elstree & Borehamwood train station • Short walk to local shops, parks and bus routes • Rent- £531.98 per month Service charge- £195.15 per month

**L&H**residential  
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L&H Residential are proud to be presenting a fantastic opportunity to own a 40% share of this modern 1 bedroom flat located on the 7th floor in a well-maintained building with lift access. The property boasts a spacious open plan kitchen/living area, providing a contemporary and versatile living space.

The property is a 40% share

Lease approx 119 years

Service Charge £182.45 per month approx

Ground Rent £200 per annum

Rent for the 60% is currently £531.98 pre month.



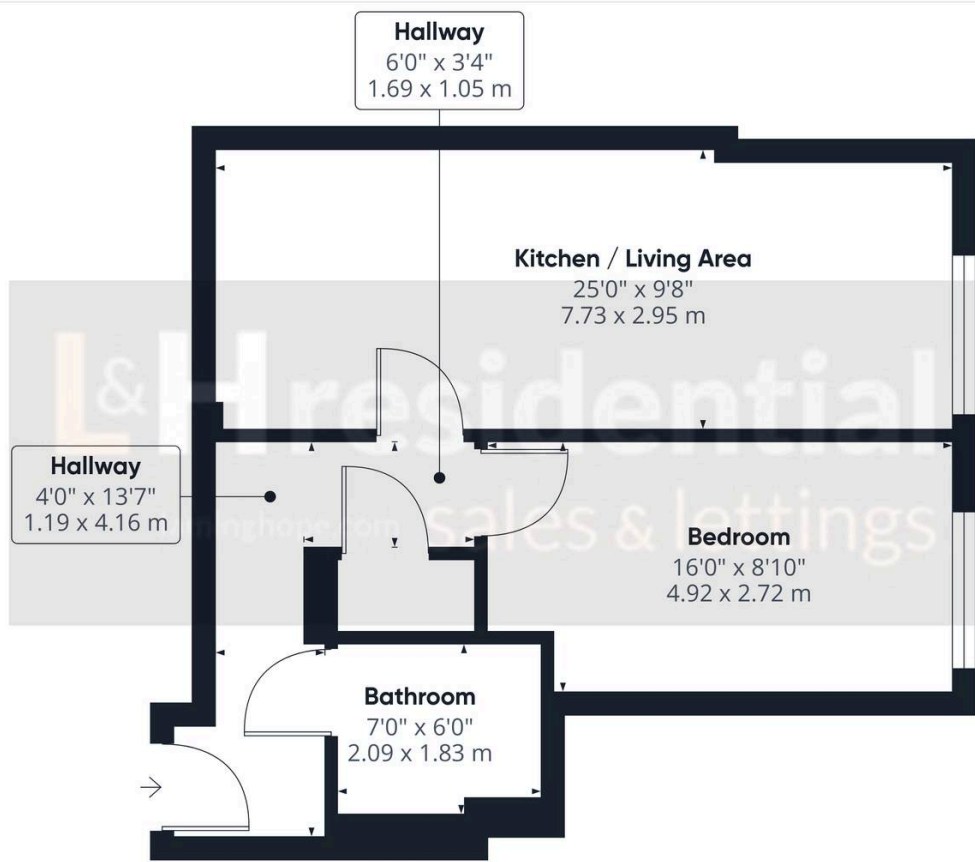
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020 3617 1333

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**Approximate total area<sup>(1)</sup>**  
511.39 ft<sup>2</sup>  
47.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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