



## Catterick Way, Borehamwood

£285,000 Leasehold

Ground floor flat with front and rear gardens • Recently decorated • Long lease & Low service charges • Eat in kitchen • 0.8 miles from Elstree & Borehamwood train station • Short walk to local schools, shops, park and bus routes

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L&H Residential are proud to present this excellent property situated in a desirable location, this ground floor flat offers a delightful living space ideal for a single person or a couple. Enhanced by recent renovations, this one-bedroom property boasts a light-filled living room and an inviting eat-in kitchen. The bedroom provides a tranquil retreat, while the modern bathroom adds a touch of luxury. The front and rear gardens provide outdoor space for relaxation and enjoyment.

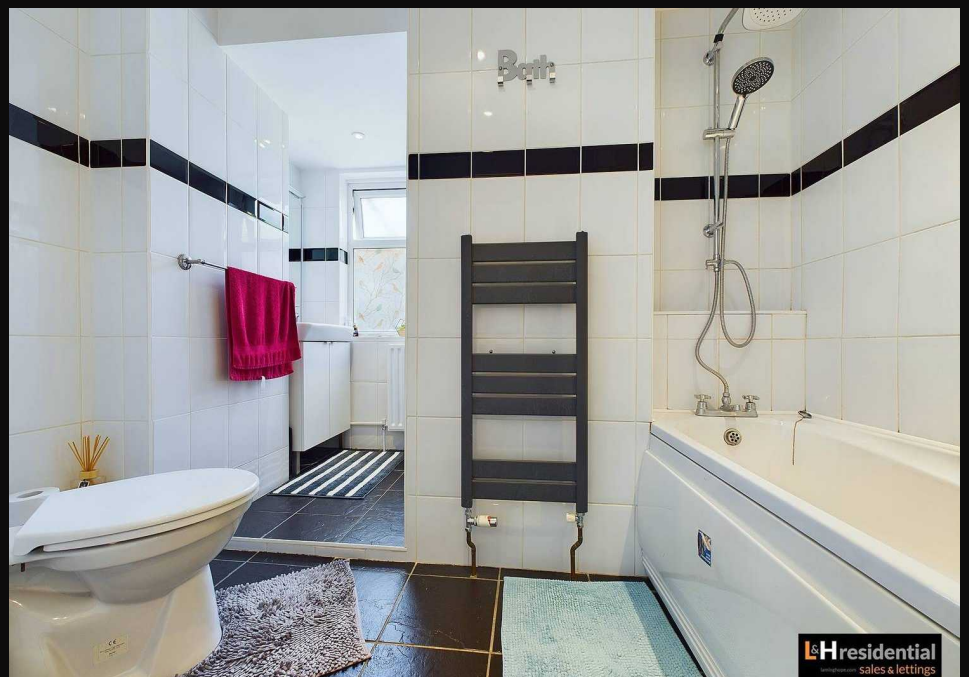
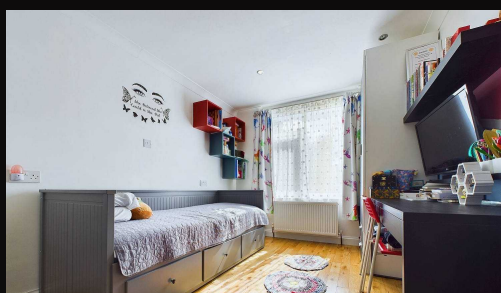
Benefiting from a long lease and low service charges, this property offers a secure investment opportunity. Conveniently located within walking distance of Elstree & Borehamwood train station, the property enjoys easy commuting options. Furthermore, residents will appreciate the close proximity to local schools, shops, a park, and bus routes, enhancing the practicality and convenience of this home. With its attractive features and excellent location, this property presents a wonderful opportunity for a discerning buyer seeking a comfortable and well-connected residence.

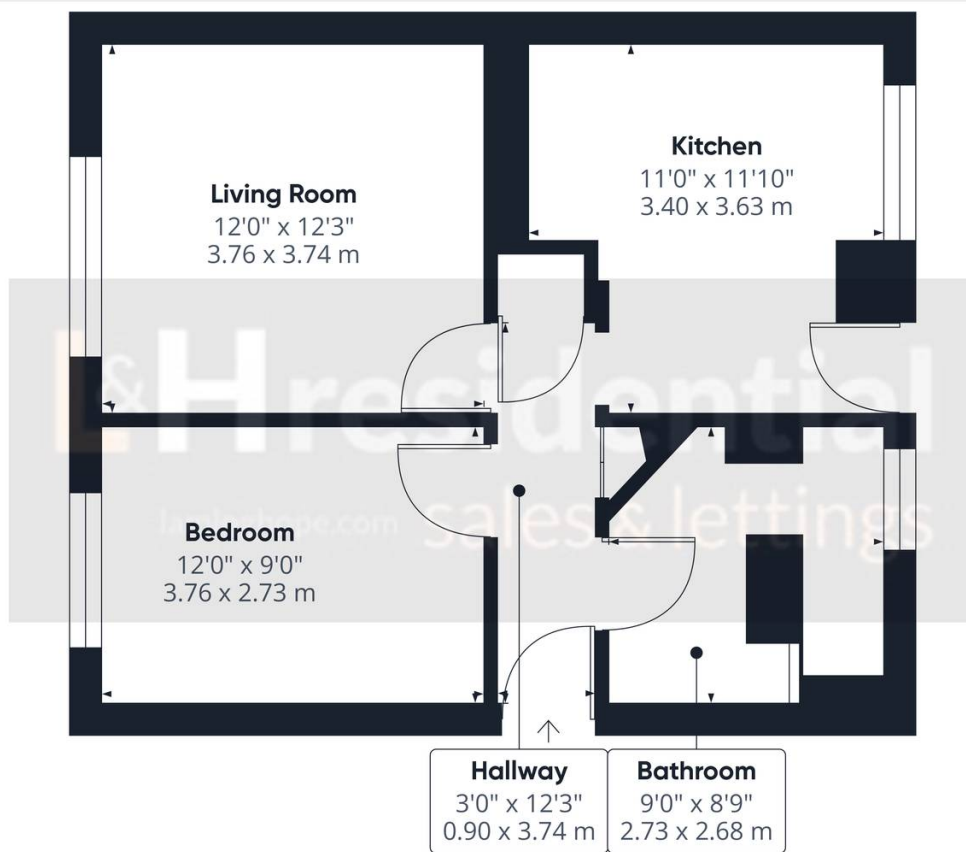
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Approximate total area<sup>(1)</sup>  
497.62 ft<sup>2</sup>  
46.23 m<sup>2</sup>

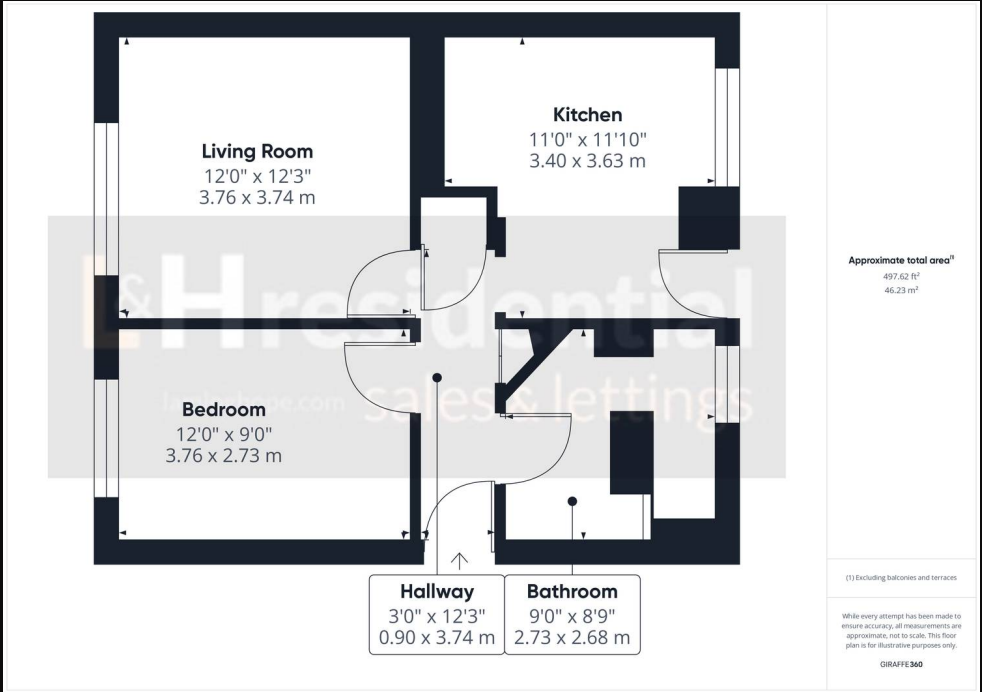
(1) Excluding balconies and terraces

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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