



## Balmoral Drive, Borehamwood

£249,950 Leasehold

First Floor flat • Two double bedrooms • Separate kitchen & Utility Room • Spacious lounge • Private garden • Long lease & Low service charge • Short walk to local shops, parks and bus routes • CHAIN FREE

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L&H Residential are proud to be presenting a charming 2-bedroom first-floor flat, boasting a harmonious blend of space and comfort. This inviting property features two generously proportioned double bedrooms, a separate kitchen accompanied by a convenient utility room, and a spacious lounge area ideal for relaxation or entertaining guests.

Benefiting from a private garden, this residence offers a peaceful retreat within a bustling urban setting. Additionally, the property boasts a long lease and low service charge, ensuring convenience and ease of maintenance.

Situated within close proximity to local amenities, including shops, parks, and bus routes, this home offers a lifestyle of convenience and accessibility. Perfectly positioned for modern living, this property presents an opportunity not to be missed.

Furthermore, the property is offered chain-free, providing a seamless transition for potential homeowners looking to settle into their new abode effortlessly. Experience

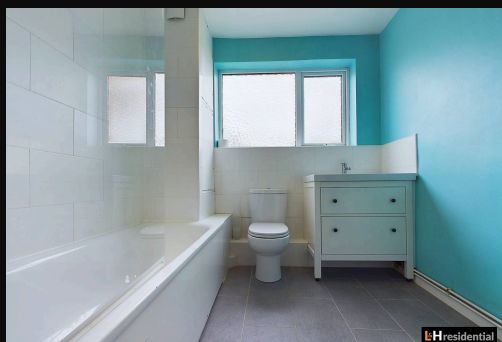


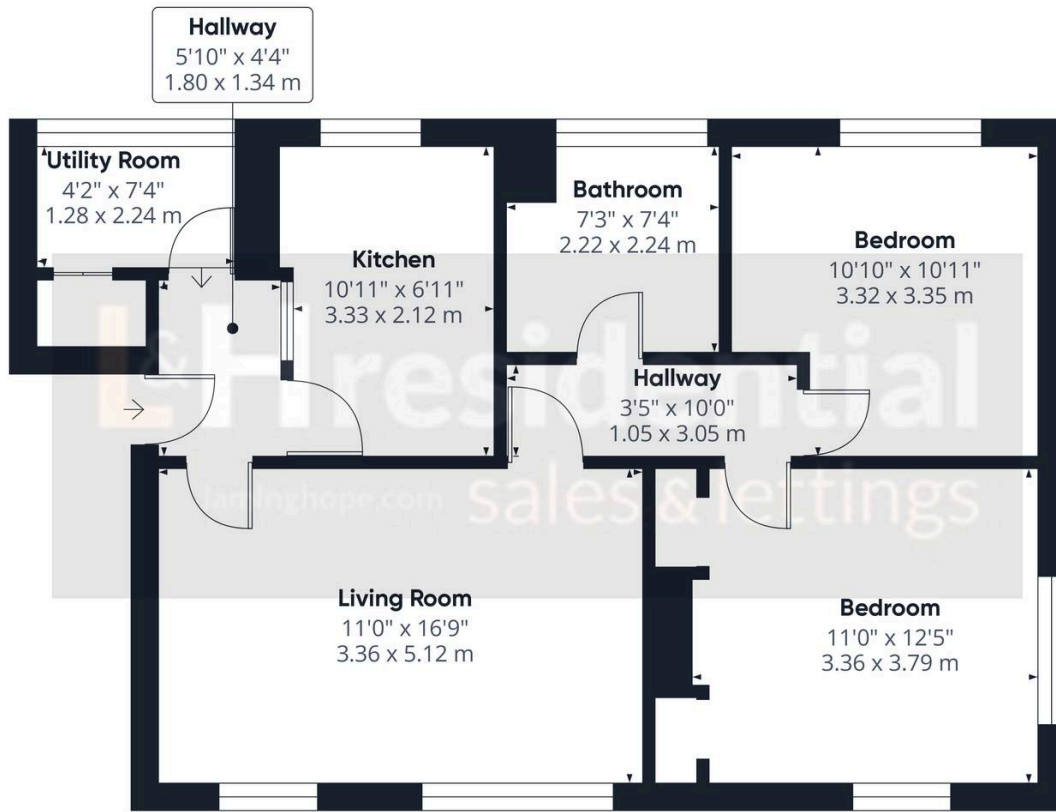
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Approximate total area<sup>(1)</sup>  
678 ft<sup>2</sup>  
62.99 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360