



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Franklin Court, Borehamwood, Herts, WD6



Located in this VERY prominent and SOUGHT AFTER location with its OWN SECURE UNDERGROUND PARKING, is this FIFTH FLOOR, ONE BEDROOM luxury apartment. Opposite the ICONIC Elstree Film Studios and within very easy access of all local shops and ELSTREE & BOREHAMWOOD TRAIN STATION. Offered CHAIN FREE...

This property is a MUST SEE!!!

- **Fifth Floor**
- **One Bedroom**
- **Open Plan Living**
- **CHAIN FREE**
- **Communal Gardens**
- **Underground Parking**

£264,500 Leasehold

Franklin Court, Borehamwood, Herts, WD6

Accommodation Comprises

Communal Security Entryphone System

Lift to Fifth Floor

Entrance Hall

Open Plan Lounge / Kitchen **25'11" x 9'7" (7.90m x 2.92m)**

Bedroom **16'3" x 9'0" (4.95m x 2.74m)**

Bathroom **6'11" x 6'11" (2.11m x 2.11m)**

Exterior

Communal Gardens

Underground Parking



Franklin Court, Borehamwood, WD6 5FN
Gross Internal Area 560 sq ft /52 sq metres



Fifth Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (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.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.