

Lot 22

**Flat 19 Fairbanks Lodge,
Furzehill Road, Borehamwood,
Hertfordshire WD6 2DQ**

***Guide: £100,000**
Reduced from a previous asking price of £170,000
Vacant 1 Bed Flat for the Over 60's
By order of Lasting Power of Attorney



SITUATION

Located close to the junction with Shenley Road and just a few minutes' walk from Borehamwood Shopping Park which includes multiples such as **M&S Foodhall, Lidl, Aldi, Boots, Costa Coffee, Next, Home Bargains, Sports Direct, B&M Home Store** and a host of other retailers.

In addition, Elstree & Borehamwood Train Station (Thameslink) is approx. ¼ mile distant.

Borehamwood and Elstree is famous for its film making industry and is a popular commercial and residential area lying approx. 11 miles north-west of central London, within easy reach of the M1 (Junction 4) and the M25 (Junction 23).

PROPERTY

Forming part of a purpose-built **Retirement Block for the Over 60's** comprising a **Self-Contained 1 Bed Flat** on the first floor.

The property benefits from:

- Communal Gardens
- Residents Parking
- On Site Manager
- Communal Lounge & Hobby Room
- Laundry Rooms
- 8 Person Passenger Lift
- 24 hour, 365 day assistance by Careline

Refer to the Auctioneers for the video tour of the flat.

ACCOMMODATION (measurements to the maximum points)

First Floor Flat

Bedroom	14'3" x 8'10"
Reception Room	19'7" x 9'8"
Kitchen	6'10" x 7'11"
Bathroom/WC	7'4" x 4'10"

GIA Approx. 495 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 189 years from 1st September 1988 (thus having over 151 years unexpired) at a Peppercorn ground rent.

Offered with Vacant Possession

Note: There is a 6 week completion.

Vacant 1 Bed Flat for the Over 60's

The Surveyors dealing with this property are
Rocco Kay and **Elliott Greene**

Vendor's Solicitors

Conway & Company
Tel: 020 8863 0535 Ref: Havva Conway
Email: conveyancing@conwaysolicitors.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

View of Communal Gardens



Communal Lounge and Hobby Room

