

Oliver & Akers

Franklin Court, Borehamwood, Herts, WD6



Located on the **FOURTH FLOOR** of this **SOUGHT AFTER** block of apartments in a **GREAT LOCATION** in Borehamwood. Set opposite the **FAMOUS ELSTREE STUDIOS** and within very easy walking distance of all amenities including shops, restaurants and **ELSTREE AND BOREHAMWOOD TRAIN STATION**

- **Fourth Floor**
- **One Bedroom**
- **Open Plan Lounge/Kitchen**
- **Great Location**
- **Secure Parking**
- **Bathroom**

£1,500 per month

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Accommodation Comprises

Lifts to all Floors

Entrance Hall

Open Plan Lounge/ Kitchen/Diner 25'5" x 9'10" (7.75m x 3.00m)

Bedroom 16'4" x 8'1" (4.98m x 2.46m)

Bathroom

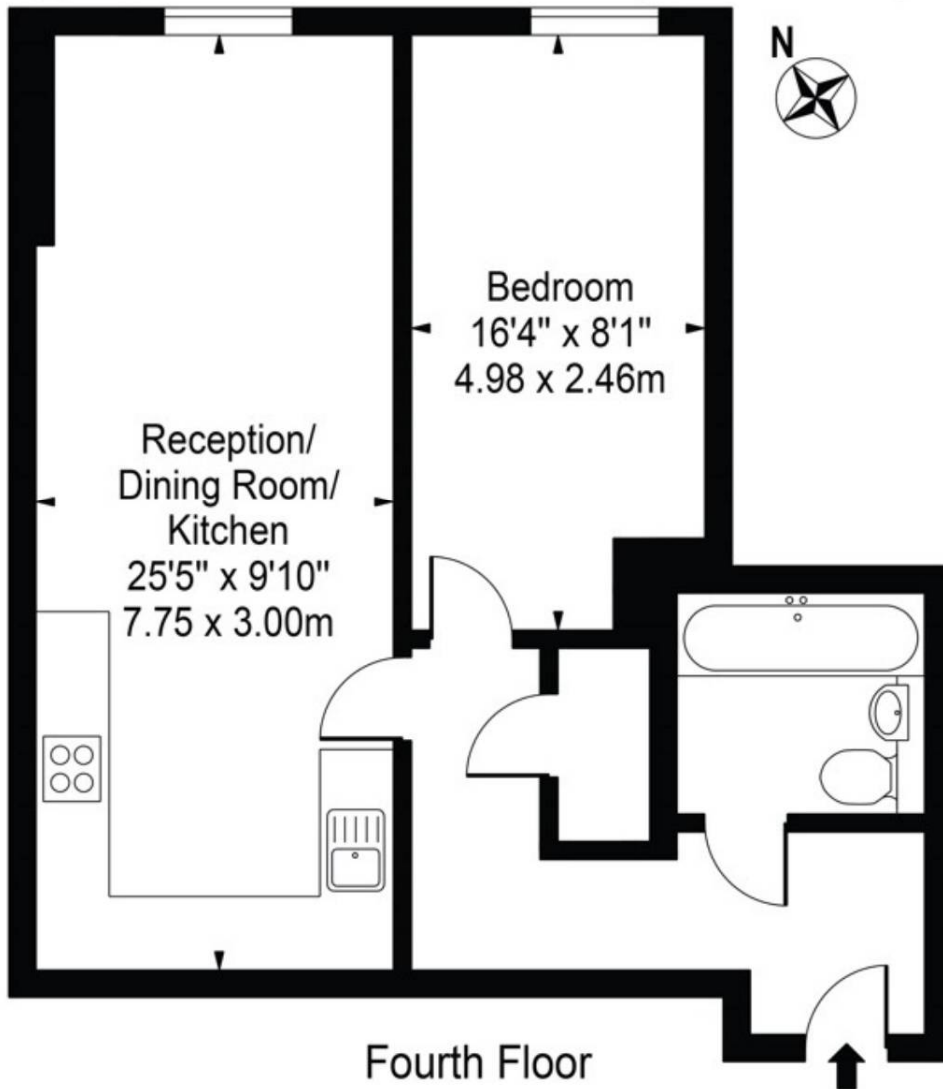
Communal Garden

Secure Underground Parking



Franklin Court, Brook Road, WD6 5FL

Approx. Gross Internal Area 559 Sq Ft - 52 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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			
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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.