



Tracy Court, Studio Way

£349,950 Leasehold

Block of just three flats • Second floor flat • Two double bedrooms • Two bathrooms • Large double aspect Reception • Private balcony & Allocated parking space • Separate kitchen • Bicycle storage room • CHAIN FREE • Under a mile from Elstree & Borehamwood Train Station

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L&H Residential are proud to be presenting a rare opportunity to own a spacious and contemporary second-floor flat in a block of just three units, this two-bedroom, two-bathroom property is a true gem. Situated in a prime location, this immaculately presented home boasts a large double aspect reception room, providing ample space for both living and dining. Enjoy the convenience of your own private balcony and an allocated parking space, ensuring comfort and ease of access.

Step inside to discover a separate kitchen, perfect for culinary enthusiasts. Additional features include a bicycle storage room for your convenience. This chain-free property offers peace of mind and a hassle-free purchase experience, ideal for prospective buyers seeking a straightforward transaction.

Conveniently located under a mile away from Elstree & Borehamwood Train Station, commuting is a breeze, connecting you to various destinations. Don't miss the chance to make this stylish and well-appointed residence your own. Viewing highly recommended.

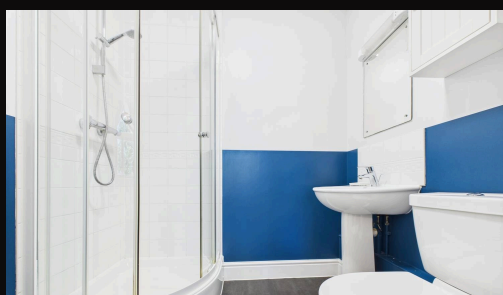


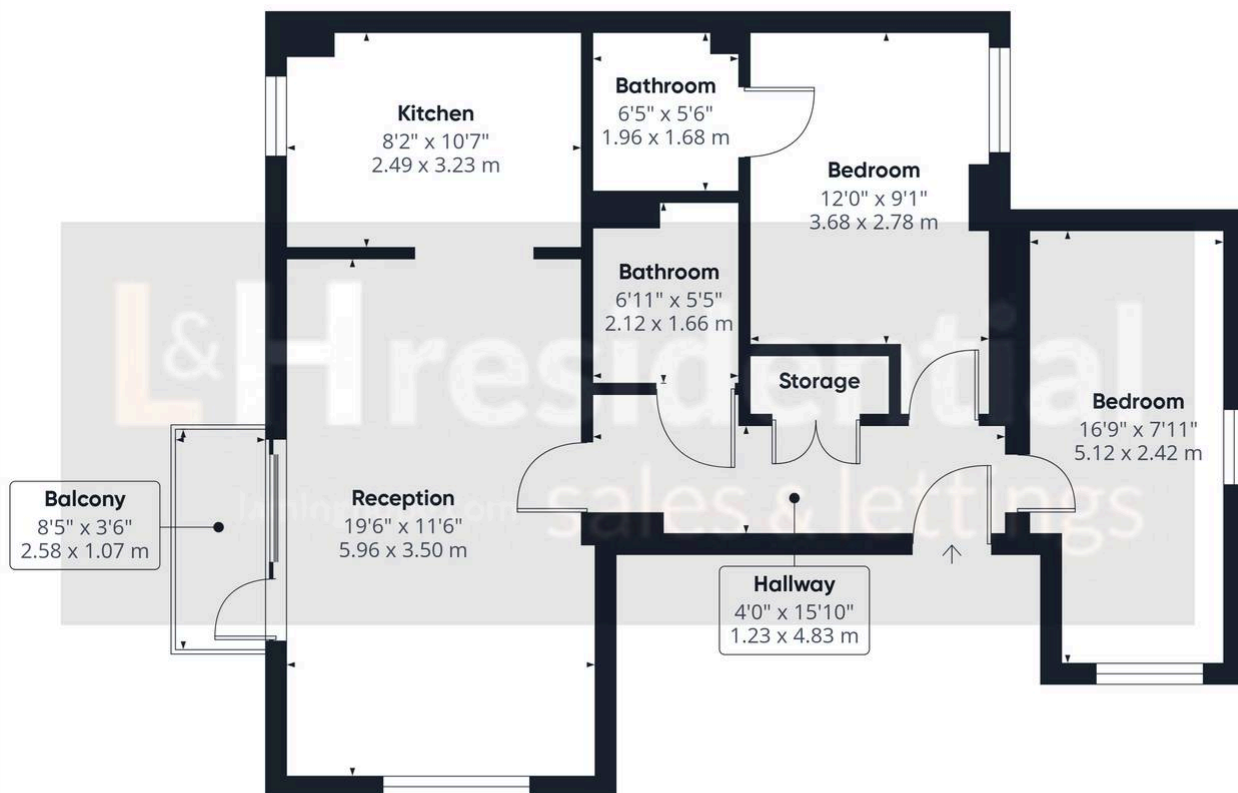
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Approximate total area⁽¹⁾

712 ft²
66.2 m²

Balconies and terraces

30 ft²
2.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360