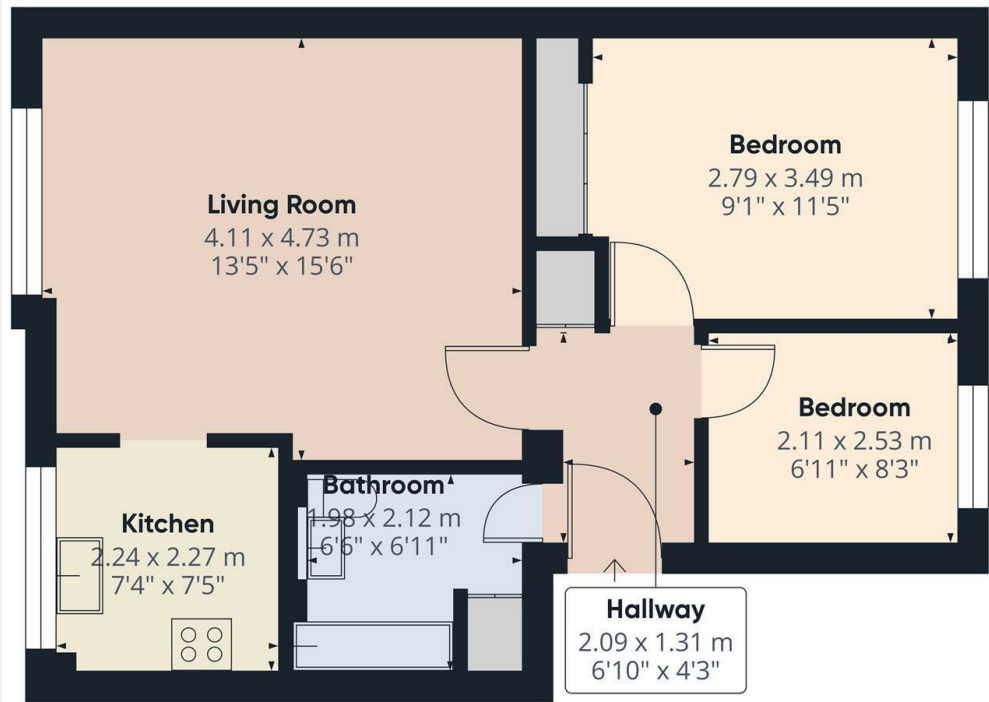




Boleyn Way, Hertfordshire, EN5 5JS

£1,350 PCM

- 2 bedroom apartment managed by Simon Clarke Letting Agents
- Allocated off street parking
- Available on long term tenancy (initial 12 months)
- Available from 17th March 2025
- Property to be NEWLY REDECORATED throughout
- Secure entry-phone system
- Council tax band D - £1,943.24pa
- The property will have NEWLY LAID FLOORS prior to commencement of the tenancy
- Gas central heating and recently installed double glazing
- Unfurnished

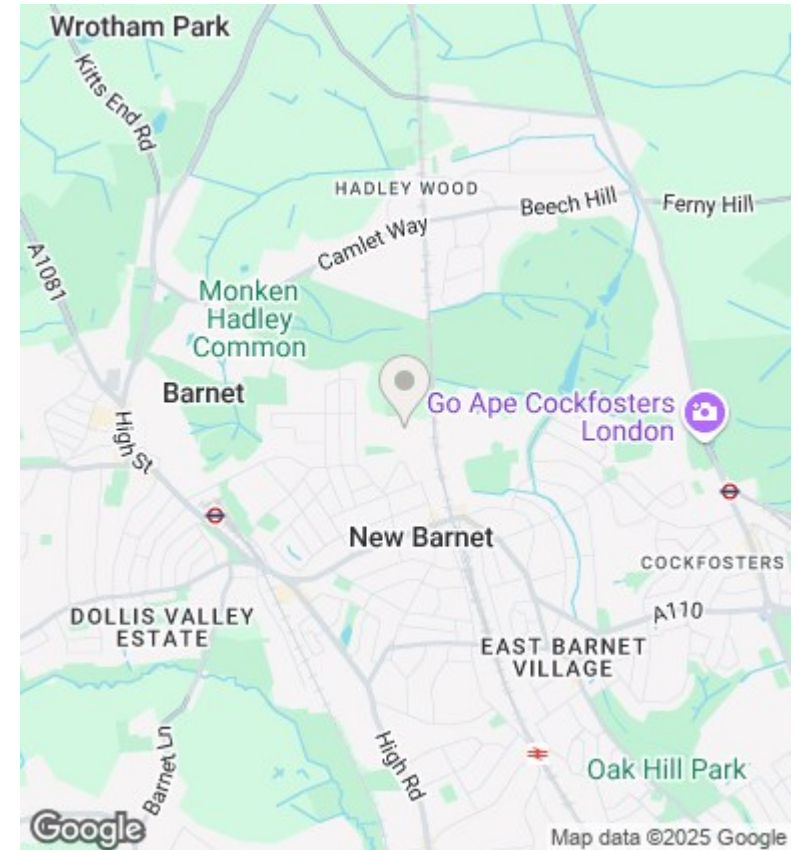


Approximate total area<sup>1)</sup>  
47.24 m<sup>2</sup>  
508.49 ft<sup>2</sup>

(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.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 02083499000 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	