



# Simmons Estates

EST: 1996



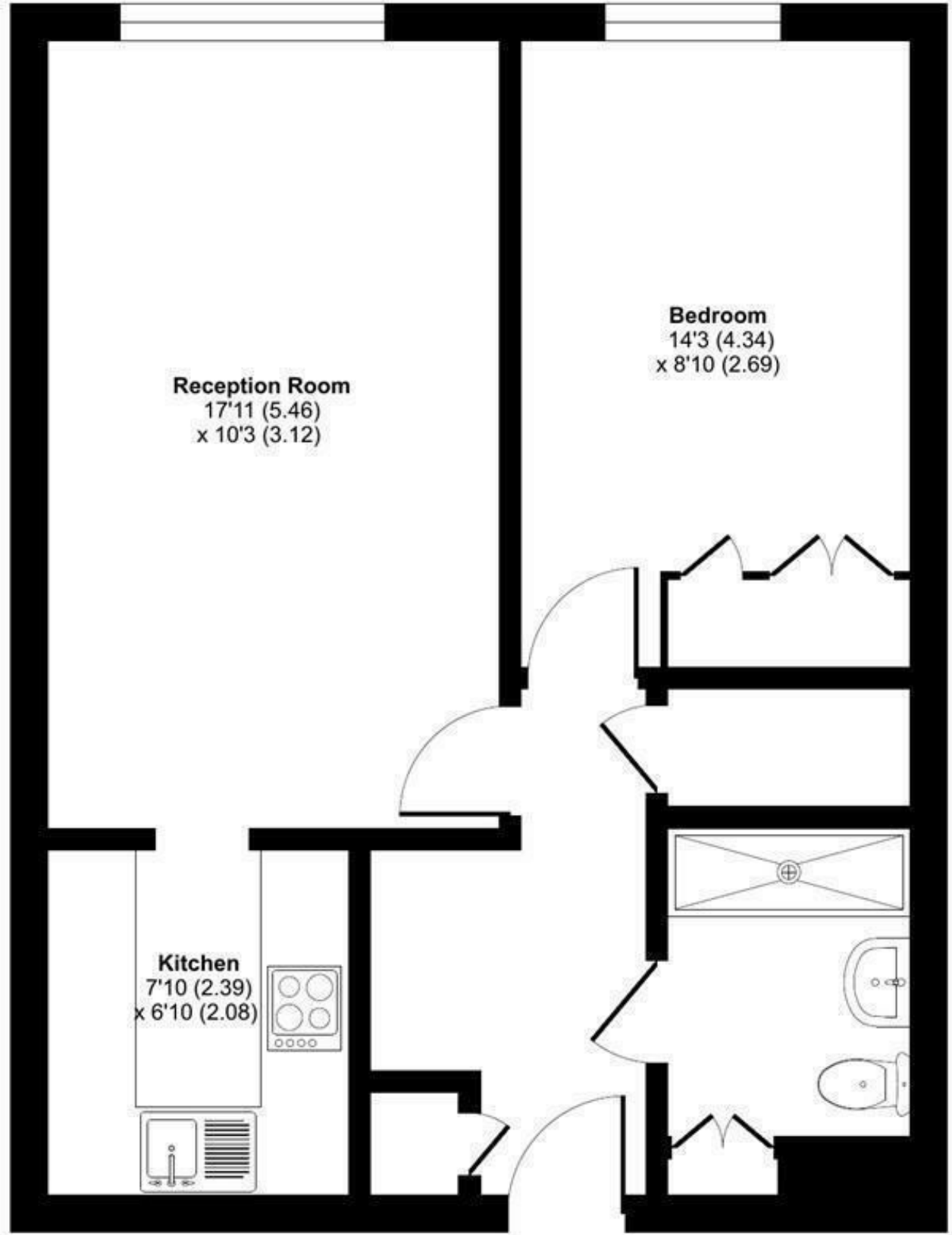
## Fairbanks Lodge, Borehamwood,

**£175,000**

- One Double Bedroom
- First Floor Apartment
- House Manager & 24 Hour Emergency Call System
- Residents Lounge, Laundry Room & Guest Suite
- On Site Parking
- Spacious Living/Dining Room
- Good Condition Throughout
- Over 60's Retirement Flat
- Close To The Town Centre And Transport Links
- Communal Gardens

A double bedroom first floor flat situated in an exclusive retirement development for the over 60's. This development features warden-controlled assistance and is within very close proximity to main town centre and train station. Accommodation comprises of double bedroom with fitted wardrobes, lounge, bathroom and kitchen. In addition the residents have access to a large communal lounge with kitchen area, hobby room, laundry room and gardens with summer house. The property also has one allocated parking space and ample visitors parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		84	86
	EU Directive 2002/91/EC		

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