



Simmons Estates

EST: 1996

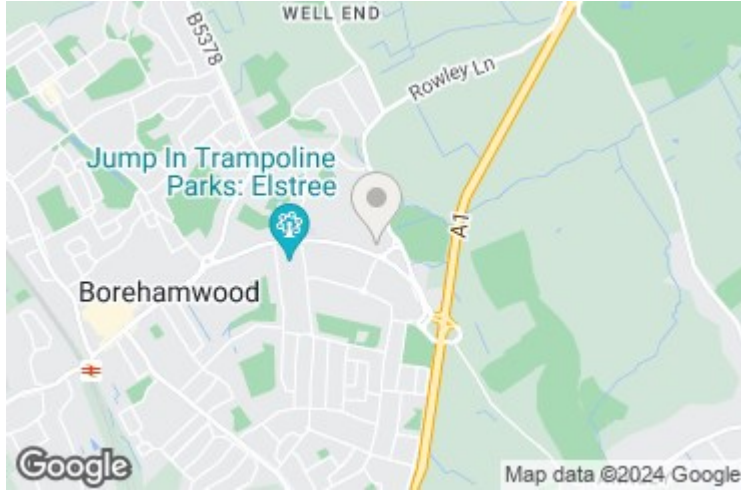


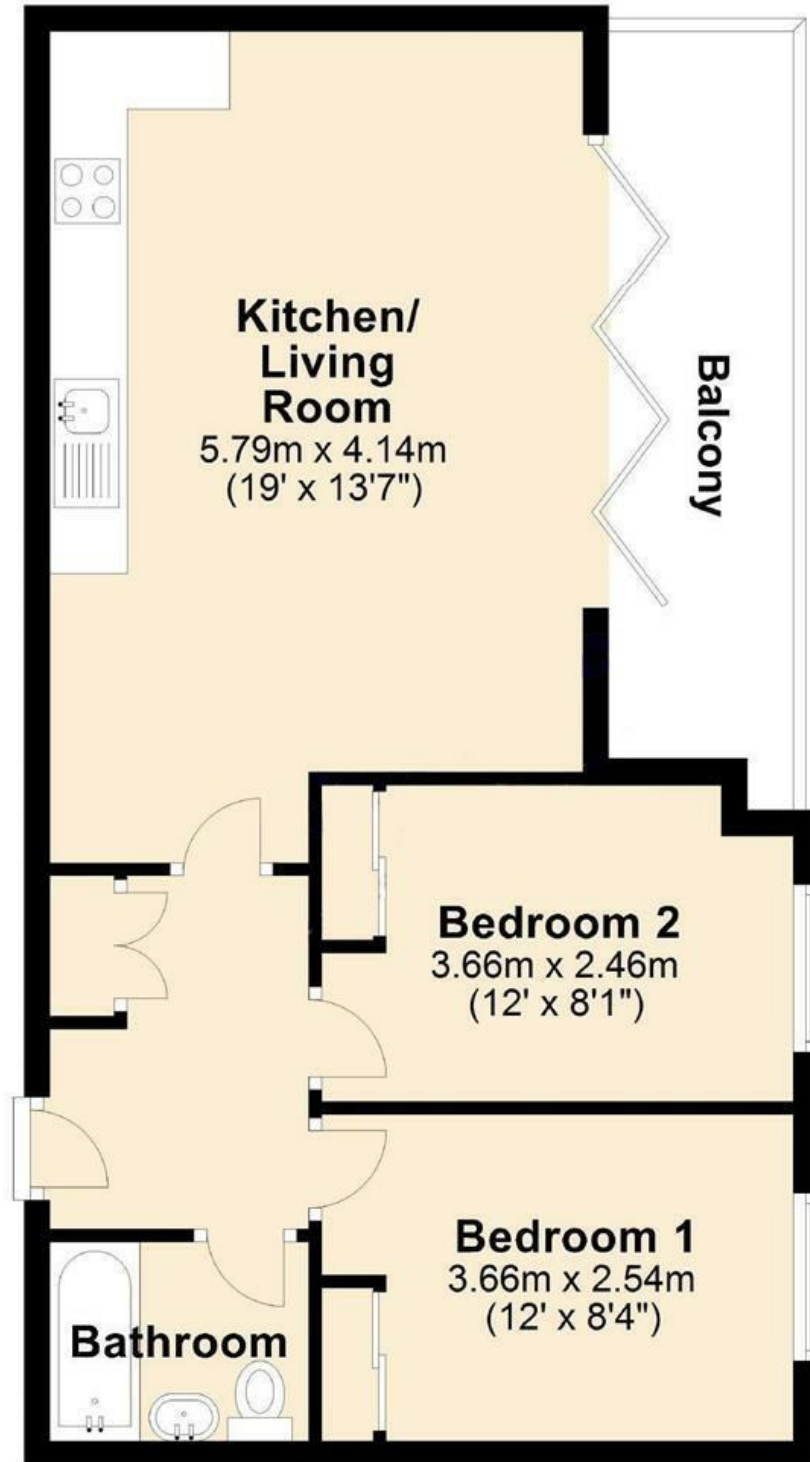
Elstree Way, Borehamwood,

£325,000

- Two Double Bedroom
- Open Plan Living
- Allocated Parking in Secured Car Park
- Great Size Balcony with Bi-Folding Doors
- Easy Access To A1/A41/M1
- Third Floor Apartment
- Lift Access
- Use of The Residents Gym & Concierge
- Fully Tiled Bathroom
- Chain Free

A Two double bedroom Third floor apartment offers a very modern fitted high spec kitchen diner with built in appliances and granite worktops. Open plan to a spacious lounge area which leads onto a good size balcony. There are two double bedrooms and a modern bathroom suite with Porcelain tiling. You also have a Concierge service,(which is ideal for collecting parcels etc), video entry system, allocated parking, CCTV Cameras. There is also use of a Gym within the grounds.





Total area: approx. 53.2 sq. metres (572.7 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		62	62
	EU Directive 2002/91/EC		

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