



# Simmons Estates

EST: 1996

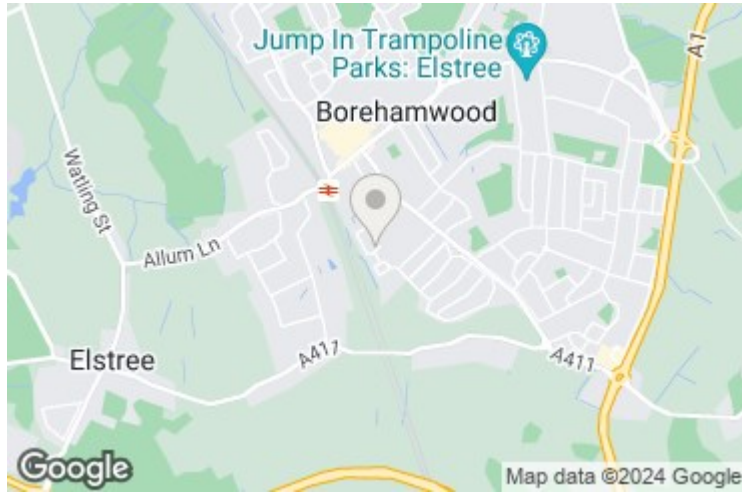


**Coleridge Way, Borehamwood,**

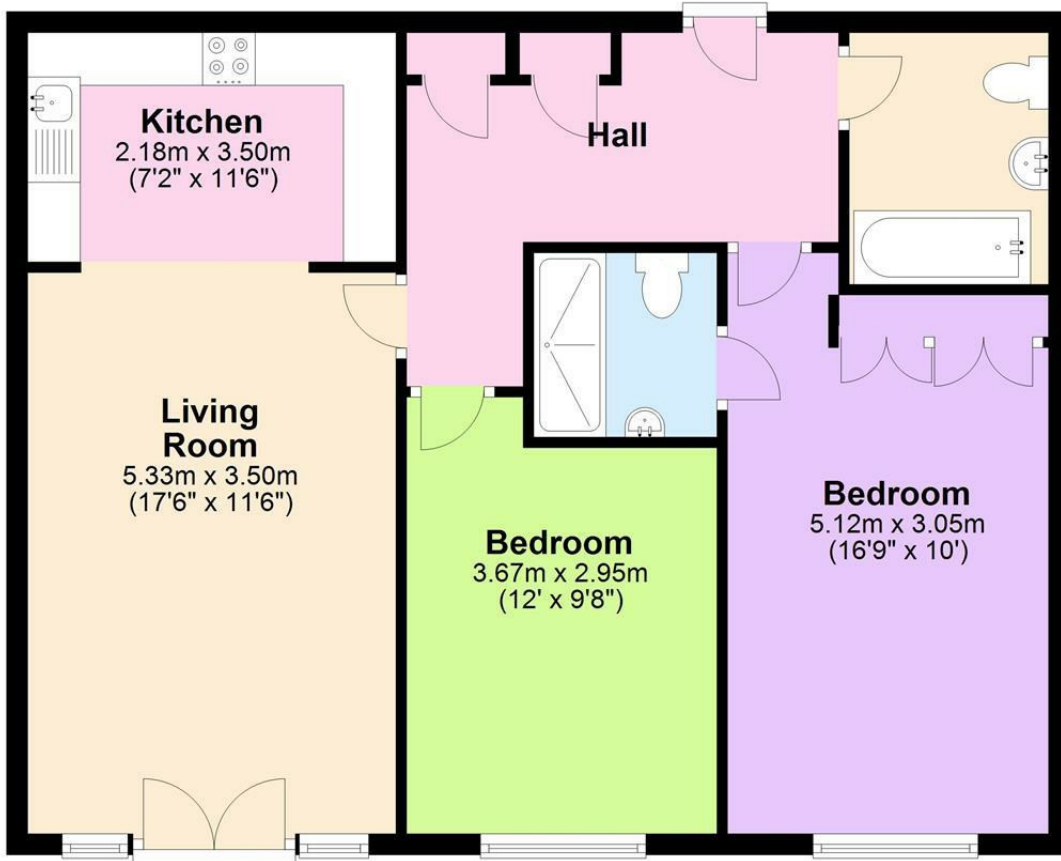
**£389,950**

- Two Double Bedrooms
- Underground Parking
- Fitted Wardrobes
- Close to Town & Station
- Long Lease
- Two Bath (En Suite)
- Large Living Room
- French Doors Overlooking Gardens
- Good Condition
- Chain Free

Presenting a spacious first-floor apartment boasting two double bedrooms, conveniently located just a 2-minute walk from the town and station. This property features a generous lounge, two bath/shower rooms, ample storage, fitted wardrobes, and underground parking. In good condition throughout, it is situated in a highly sought-after area on the south side of Borehamwood, within walking distance of several primary schools, Yavneh College, and Borehamwood high street.



Approx. 73.7 sq. metres (793.1 sq. feet)



Total area: approx. 73.7 sq. metres (793.1 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.

Plan produced using PlanUp.

| 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>                  |                         | 78      | 80        |
|   | 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 |         |           |