



# Simmons Estates

EST: 1996



## Watling Court, Elstree,

**£325,000**

- Split Level Maisonette
- Large Reception Area & Separate Kitchen
- "L" Shaped Reception
- Long Lease
- In the Heart of Elstree Village
- Two Double Bedrooms
- Nerly 800 Sqft
- Southerly Facing Balcony
- Secure Parking
- Close To London Bus Links

In the heart of Elstree village, this generously proportioned duplex apartment offers the epitome of convenience, with local shops, dining establishments, and esteemed schools just a stone's throw away. Aldenham Country Park beckons nearby, while the Elstree & Borehamwood train station is a mere 5-minute drive, whisking you to St. Pancras in under 20 minutes. Adding to the accessibility, Stanmore tube station is a quick 8-minute drive.

Inside, the property presents itself in good condition, though a touch of modernization could enhance its allure. Spanning two floors, it features a well-appointed kitchen, a spacious lounge/dining area, a master bedroom complete with a balcony, a bathroom, and a second double bedroom. Abundant storage solutions throughout ensure a clutter-free living environment.

Adding to its appeal, the property boasts communal gated parking, providing secure space for multiple vehicles.



Approximate Gross Internal Area = 73.7 sq m / 793 sq ft

