



Simmons Estates

EST: 1996



Horizon Place, Borehamwood,

£1,800 PCM

- Two Double Bedrooms
- Two Bathrooms (En Suite)
- Breakfast Bar
- Ample Storage
- Excellent Condition
- Open Plan Living
- Lift Access
- Great Size Balcony
- Underground Secure Parking

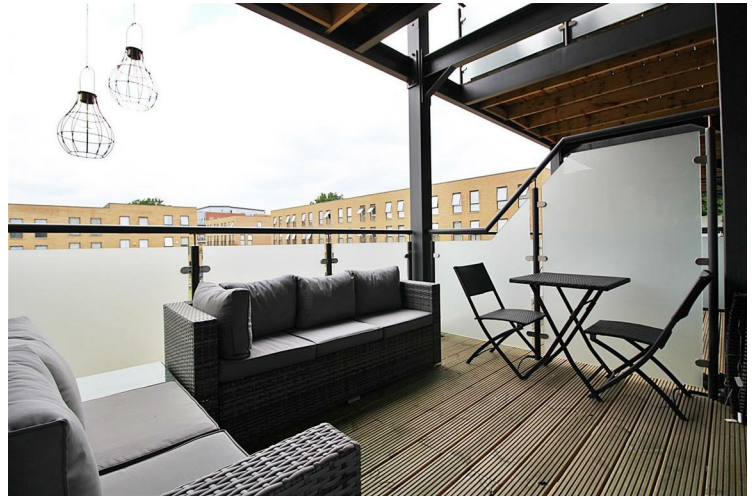
This well-maintained property offers two double bedrooms and two bathrooms, including a convenient en-suite. The open-plan living area features a modern breakfast bar and ample storage space, ensuring both comfort and functionality. The property is in excellent condition and includes a spacious balcony, perfect for relaxation. Additional highlights include lift access and secure underground parking, providing both ease of access and peace of mind.



Entrance Hall

Hardwood security entrance door, laminate wood flooring, entry phone system, CH radiator, spotlighting, large storage cupboard, doors leading to

Open Plan Lounge/Kitchen
25'7 x 12'12 (7.80m x 3.66m)



Kitchen



Lounge



Laminated wood flooring, range of fitted units both wall mounted and base, ample work surface area, breakfast bar area, space for fridge/freezer, space for washing machine, space for dishwasher, built in electric oven, four ring gas hob, extractor, stainless steel splash back, spotlighting, single bowl sink unit with mixer tap, sockets.

Laminated wood flooring, sockets, two CH radiators, storage cupboard, TV point, UPVC double glazed windows and French doors leading to balcony with ample space for table and chairs overlooking communal gardens.

Bedroom 1

11'9 x 8'2 (3.58m x 2.49m)



Carpeted flooring, two UPVC double glazed windows to the rear, CH radiator, fitted wardrobes, sockets, TV point, door leading to

Bedroom 2

12'4 x 7'8 (3.76m x 2.34m)



Carpeted flooring, built in wardrobes, two UPVC double glazed windows to the rear, sockets, cupboard housing boiler with storage, CH radiator.

En-Suite Shower Room



Lino flooring, fully tiled and enclosed shower cubicle, low flush WC, wash hand basin with mixer tap, spotlighting, heated towel rail.

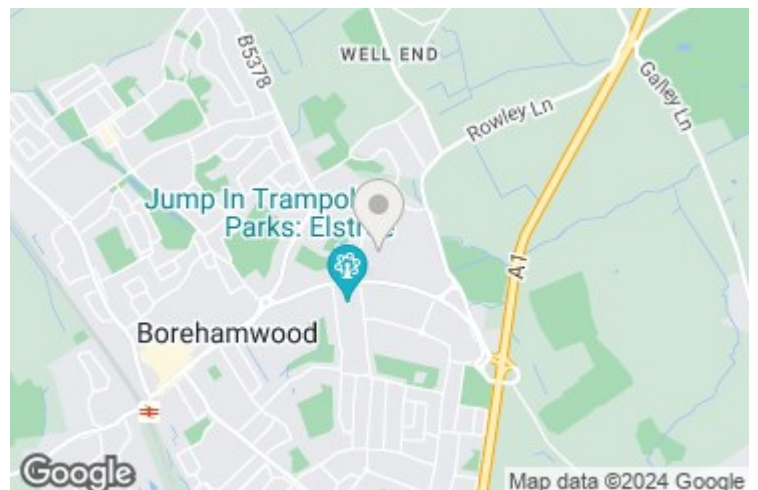
Family Bathroom



Lino flooring, partly tiled walls, deep panel bath with mixer tap and shower attachment, low flush WC, wash hand basin with mixer tap, extractor, spotlighting, shaver point, fitted mirror, heated towel rail.

Exterior

Allocated parking space.



GROUND FLOOR 67 sq. m.
(721.18 sq. ft.)



TOTAL FLOOR AREA : 67.00 sq. m. (721.18 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		85	85
	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		89	89
	EU Directive 2002/91/EC		