



# Simmons Estates

EST: 1996



## Dunnock Close, Borehamwood,

**£200,000**

- Ground Floor
- Large Living/Bedroom
- Next to Station
- Parking At Rear
- Chain Free
- Studio apartment
- 2 Minute Walk to Town Centre
- Good Condition Throughout
- Long Lease

A well-maintained ground floor studio apartment located in a highly sought-after area, just a short walk from the station. The property is only a 2-minute walk from the town center and features a completely new interior, including a modern kitchen, updated bathroom, and flooring.

Please note: This property is owned by an associate of Simmons Estates.

**Reception**

**Bedroom**

**Kitchen**







Total area: approx. 29.4 sq. metres (316.4 sq. feet)  
 For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		58	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		54	59
EU Directive 2002/91/EC			