



# Simmons Estates

EST: 1996



**Audley Close, Borehamwood,**

**£332,500**

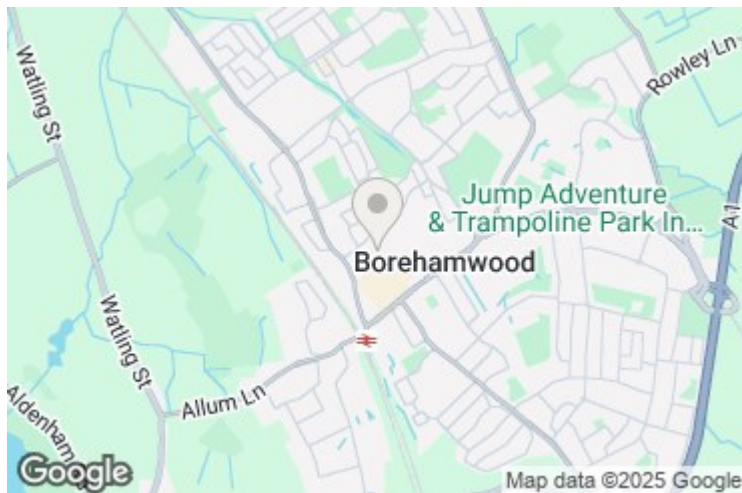
- Two Double Bedrooms
- Large Separate Kitchen
- Private Balcony
- Ample Storage
- Walking Distance To Town & Station
- Second Floor Apartment
- Great Size Living Room
- Long Lease (174 Years Remaining)
- Permit Parking

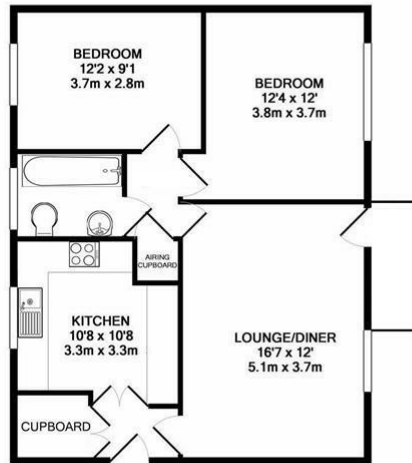
This bright and spacious two-double-bedroom second-floor apartment is located in a popular cul-de-sac off Theobald Street, just 0.4 miles from Borehamwood's vibrant town centre and mainline train station. Places of worship are also within walking distance.

The apartment offers generous living space, including two well-sized double bedrooms, a fully equipped kitchen, a large lounge/diner, and a South West facing balcony. It also benefits from ample storage, including boarded loft access for additional space. Additional features include double glazing, gas-fired central heating, and private parking.

Set in a small block of just six properties, this top-floor apartment provides a peaceful living environment with no neighbours on either side or above. The property also enjoys access to communal gardens, offering a tranquil outdoor space.

Perfectly positioned for convenience, the apartment is less than 10-minute walk to the high street, with its range of shops, restaurants, and amenities, as well as the nearby shopping park, home to popular stores like Next, Lidl, Aldi, and M&S. Elstree and Borehamwood Train Station is also within easy reach, providing excellent transport links to London. With a peaceful setting and central location, this apartment offers the perfect balance of tranquillity and convenience.





TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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