



# Simmons Estates

EST: 1996



## **Franklin Court, Borehamwood,**

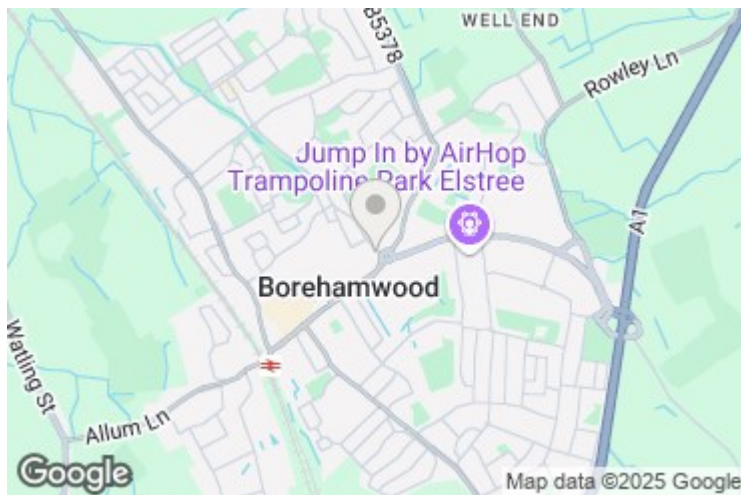
**£264,500**

- One Double Bedroom Apartment
- Open Plan Kitchen/Living Area
- Fully Integrated Appliances
- Allocated Secure Underground Parking
- Located Within The Town Centre
- 5th Floor With Lift Access
- Immaculately Presented
- Fitted Wardrobes
- Beautiful Communal Gardens
- Chain Free

**CHAIN FREE** - Introducing this beautifully presented 1-bedroom, 1-bathroom apartment in the highly desirable Franklin Court, Borehamwood. Situated on the fifth floor, this immaculate home features a bright, open-plan kitchen and living space, alongside a generously sized bathroom, making it the ideal choice for professionals, first-time buyers, or investors.

The spacious double bedroom includes built-in wardrobes, while the modern bathroom boasts stylish finishes, including a bathtub with an overhead shower. Additional benefits include allocated underground parking and access to well-maintained communal gardens.

Located at the edge of Borehamwood's town center, this apartment is just a short stroll from the town's shops, restaurants, and amenities, with Elstree & Borehamwood station nearby, offering direct rail connections to London St Pancras International in under 25 minutes. Residents also enjoy the convenience of lift access, a secure entry system, and underground parking for added peace of mind.



# Franklin Court, Borehamwood, WD6 5FN

Gross Internal Area 560 sq ft /52 sq metres



Fifth Floor

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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	EU Directive 2002/91/EC	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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