



# Simmons Estates

EST: 1996

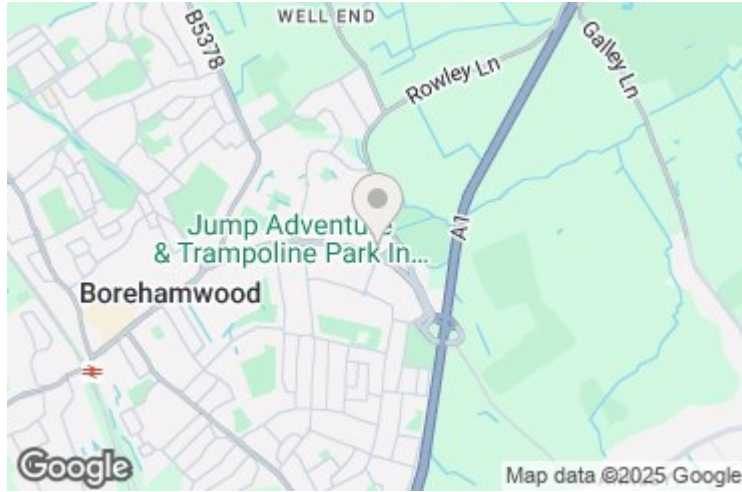


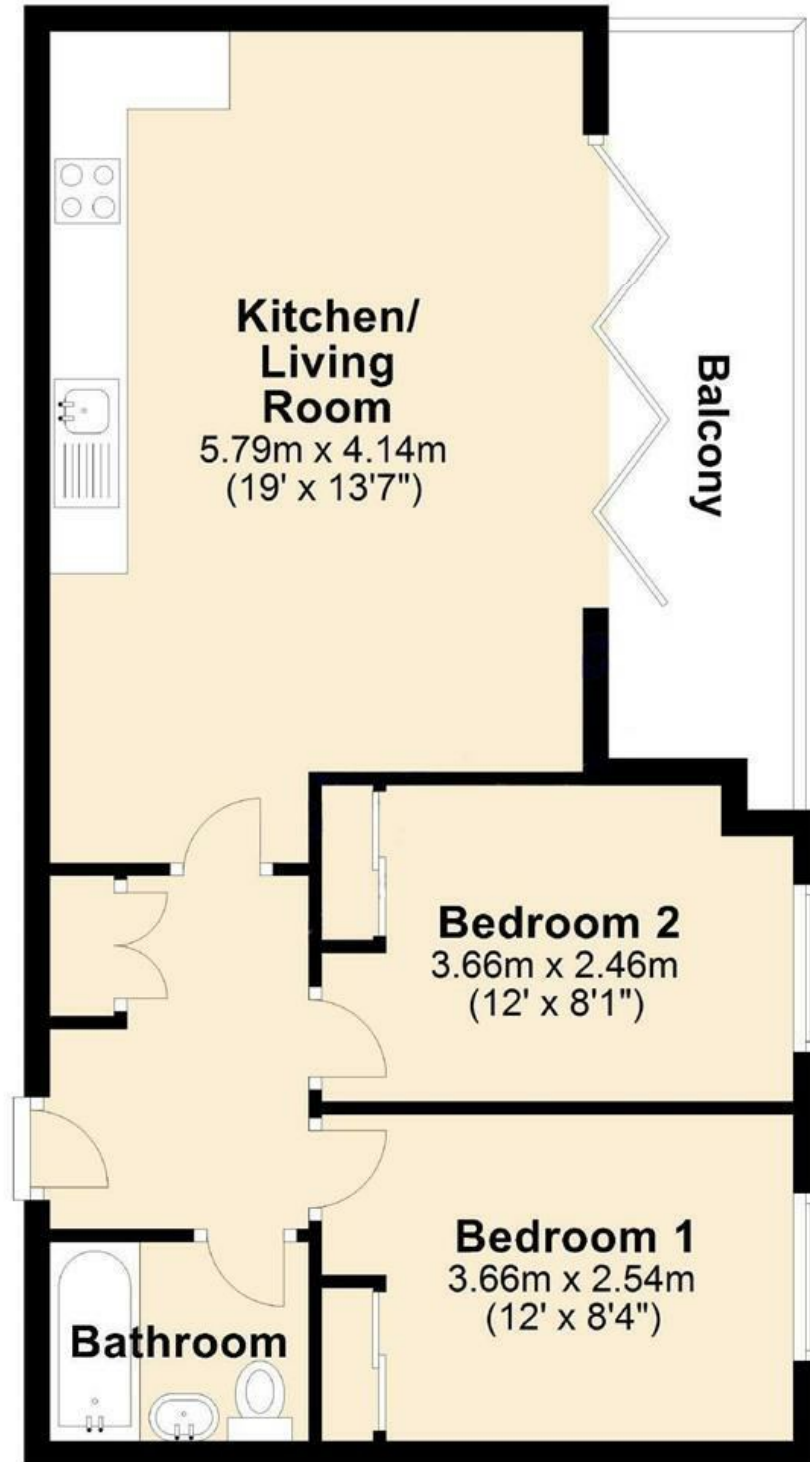
## Elstree House, Borehamwood,

**£310,000**

- Two Double Bedroom
- Open Plan Living
- Allocated Parking in Secured Car Park
- Great Size Balcony with Bi-Folding Doors
- Easy Access To A1/A41/M1
- Second Floor Apartment
- Lift Access
- Use of The Residents Gym & Concierge
- Fully Tiled Bathroom
- Chain Free

A two-bedroom, second-floor apartment in a recently completed development, offering unique amenities such as a concierge service and a fully equipped gym. The apartment boasts a high specification throughout, featuring a modern kitchen with built-in appliances, granite worktops, and an open-plan living area that leads to a spacious balcony. The bathroom is finished with contemporary porcelain tiling. Additional benefits include the concierge service (ideal for receiving parcels), a video entry system, allocated parking, and CCTV cameras, providing excellent security for residents.





Total area: approx. 53.2 sq. metres (572.7 sq. feet)  
For illustration purposes only - not to scale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(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>	
Not energy efficient - higher running costs	
<b>62</b>	<b>62</b>
England & Wales	
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) <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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
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