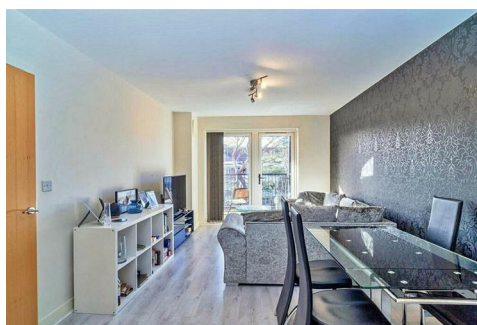




# Simmons Estates

EST: 1996



## Lawford Court, Elstree,

**£1,650 PCM**

- Two Double Bedrooms
- Two Bathrooms (En Suite)
- Sunny Aspect Private Balcony
- Modern Development
- Chain Free
- Great Size Living Room
- Top Floor Apartment
- Moments From Elstree & Borehamwood Station
- Parking Permit

A Two double bedroom, Two bathroom top-floor apartment situated in the highly sought-after Lawford Court development, just a 2–3 minute walk from Elstree & Borehamwood Thameslink Station and the town centre. This modern, home offers a bright and spacious open-plan living area with a sleek fitted kitchen, a generous reception room that opens onto a large private balcony, and two well-proportioned double bedrooms, including a principal bedroom with an en-suite shower room. The property also features a family bathroom, a welcoming entrance hallway, and a secure entry phone system.

Additional benefits include residents' parking, beautifully maintained communal gardens, and bicycle storage. Ideally positioned near Deacons Hill Road, the apartment offers excellent access to the A1, M1, and M25 motorways, as well as being close to local shops, restaurants, London bus routes, and Borehamwood Shopping Park. Combining comfort, style, and convenience.

#### **Entrance Door**

Hardwood security entrance door, laminate flooring, entry phone system, sockets, internet point, doors leading to

#### **Lounge/Dining**

16' x 10'10 (4.88m x 3.30m)

Laminate flooring, two CH radiators, UPVC double glazed window and door leading to balcony, sockets, TV point. large opening through to

#### **Kitchen**

10'12 x 4' (3.05m x 1.22m)

Tiled flooring, range of fitted units both wall mounted and base, ample work surface area, one and a half bowl sink unit with mixer tap, four ring electric hob, electric oven, extractor, space for fridge/freezer, integrated washing machine, sockets, spotlighting, under unit lighting.

#### **Master Bedroom**

16' x 9'2 (4.88m x 2.79m)

Carpeted flooring, UPVC double glazed window to the front, fitted wardrobes, CH radiator, sockets, door through to

#### **En-Suite Shower Room**

Tiled flooring, low flush WC, heated towel rail, spotlighting, fully tiled and enclosed shower cubicle with power shower.

#### **Bedroom 2**

12'3 x 9'5 (3.73m x 2.87m)

Carpeted flooring, UPVC double glazed window to the front, CH radiator, fitted wardrobes, sockets, cupboard housing boiler and ample storage.

#### **Bathroom**

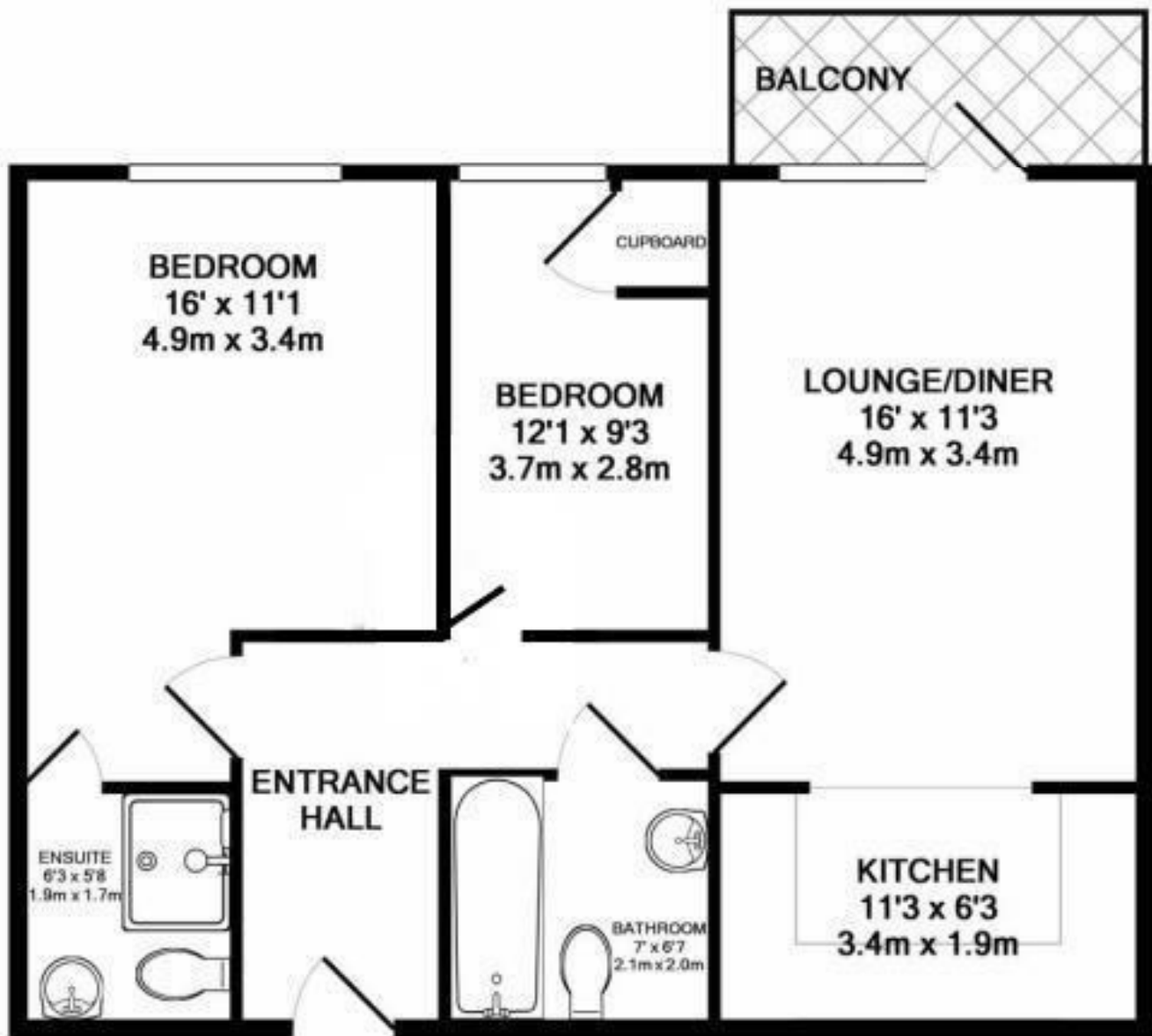
Partly tiled walls, tiled flooring, heated towel rail, low flush WC, wash hand basin with mixer taps, deep panel bath with mixer tap and hand held shower attachment.

#### **Exterior**

Allocated parking and permit visitor parking, communal gardens.







**TOTAL APPROX. FLOOR AREA 723 SQ.FT. 67.19SQ.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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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>81</b>	<b>81</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>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>88</b>	<b>88</b>
England & Wales	
EU Directive 2002/91/EC	