



# Simmons Estates

EST: 1996



## Gemini Park, Borehamwood,

**£269,950**

- One Double Bedroom
- Lift Access
- Good Size Living Room
- Two Minute Walk to Gym & Swimming Pool
- One Of The Largest One-Bedroom Flats Within The Development
- Third Floor Apartment
- Private Balcony
- Five Minute Walk to Town Centre
- Fully Tiled Bathroom
- Allocated Parking

This spacious and stylish one-bedroom apartment is one of the largest within the development, offering a peaceful retreat on the Third floor of a sought-after, modern gated community. Enjoying west-facing sunset views from a private decked balcony, the apartment combines comfort and convenience in a prime location—just a five-minute walk to the town centre and only two minutes from a local gym and swimming pool.

Thoughtfully laid out across approximately 617 sq ft, the property features an extremely large hallway with a spacious storage cupboard, providing ample room for coats and additional storage. The high-gloss kitchen comes with integrated appliances and soft-close drawers and doors, while the fully tiled bathroom includes a striking feature wall and a heated towel rail. The generously sized bedroom offers plenty of space for wardrobes and benefits from direct access to the balcony, creating a seamless indoor-outdoor feel.

Additional highlights include lift access, an allocated extra-wide undercover parking space, and access to two beautifully maintained communal gardens, as well as two expansive roof terraces with breathtaking 360-degree panoramic views. This is a rare opportunity to enjoy space, style, and outstanding amenities in one of the area's most desirable developments.







Illustration for identification purposes only, measurements are approximate, 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>England &amp; Wales</b>	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>England &amp; Wales</b>	EU Directive 2002/91/EC	