



Simmons Estates

EST: 1996



Armstrong Close, Borehamwood,

£255,000

- One Double Bedroom
- Large Living Area
- Two Allocated Parking Spaces
- Separate Kitchen
- Fitted Wardrobe
- First Floor Apartment
- Ample storage
- Modern Development
- Chain Free
- Communal Gardens

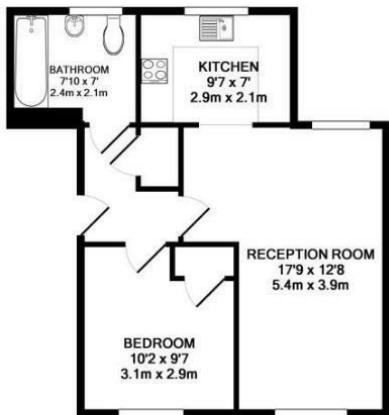
This well-presented, purpose-built one double bedroom first floor apartment, ideally located on a quiet and sought-after cul-de-sac on the south side of Borehamwood.

Constructed in 2000, the property offers well-planned accommodation extending to approximately 451 sq ft and is presented in good condition throughout. The apartment features a large double-aspect living room, a separate kitchen, a generous double bedroom providing a peaceful retreat, and a newly fitted bathroom. Further benefits include ample storage, an entry phone system, a long lease, and two allocated parking spaces — a rare and valuable feature.

Ideally situated within a short walk of Yavneh College, local shops, and excellent London bus links, the property also benefits from easy access to transport connections, green spaces, and a wide range of local amenities.

Offered chain free, this attractive apartment would make an ideal purchase for a first-time buyer, downsizer, or investor alike, offering a modern, low-maintenance home in a highly desirable location.





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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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