



# Simmons Estates

EST: 1996



**Drayton Road, Borehamwood,**

**Offers In Excess Of £250,000**

- One Double Bedroom
- Spacious Bright Living Room
- Modern Fully Tiled Bathroom
- Long Lease (104 Years)
- 0.1 Miles From Elstree & Borehamwood Train Station
- First Floor Apartment
- Separate kitchen
- Walking Distance To The High Street
- Allocated Parking Space
- Chain Free

Situated in the highly sought-after Nuland Court on Drayton Road, Borehamwood, this well-presented one-bedroom flat offers approximately 475 sq ft of bright and modern living space, ideal for first-time buyers, professionals, or investors. The property is offered chain free for a smooth and straightforward purchase.

Upon entering, you are welcomed by a hallway featuring engineered flooring, which continues seamlessly into the impressive south-west facing living room. This spacious and bright reception area benefits from an abundance of natural light and is enhanced by stylish spotlights and remote-controlled heating, creating a comfortable and contemporary living environment.

The property features a separate kitchen, thoughtfully designed with an integrated washing machine and additional space for a dryer, offering both practicality and convenience.

The bedroom provides a peaceful retreat and is finished with spotlights for a modern touch. The fully tiled bathroom is sleek and contemporary, complete with under-bath storage, combining style with functionality.

The flat benefits from modern construction and design throughout. Additional features include an allocated parking space, a valuable asset in this central location.

Perfectly positioned within walking distance to Borehamwood High Street and just 0.1 miles from Elstree & Borehamwood Train Station, the property offers excellent transport links and easy access to local shops, restaurants, and amenities.



