



Simmons Estates

EST: 1996



Todd Close, Borehamwood,

£345,000

- Two Bright Double Bedrooms
- Excellent Condition Throughout
- Private Balcony
- Allocated Parking Space
- Approx. 744 sq ft of Well-Proportioned Accommodation
- Two Bathrooms (Including En Suite)
- Generous Open-Plan Living, Dining & Kitchen Area
- Modern Second Floor Apartment
- Residents' Rooftop Terrace
- Close to the High Street & Train Station

An exceptional opportunity to acquire one of the largest apartments within this highly regarded modern development, extending to approximately 744 sq ft. This impressive second floor apartment is beautifully presented throughout and offers an excellent balance of space & contemporary living, featuring a generous open-plan living, dining and kitchen area, two double bedrooms, two bath/shower rooms including an en suite to the principal bedroom, a private balcony, allocated parking & access to a residents' rooftop terrace.

Perfectly positioned in the heart of Borehamwood, Lockwood Court is within easy walking distance of the vibrant High Street, mainline station with direct services into London St Pancras, a variety of cafés, restaurants and shops, together with excellent local amenities. Yavneh College is also just a five-minute walk away, making this an ideal home for professionals, commuters, downsizers & families alike.

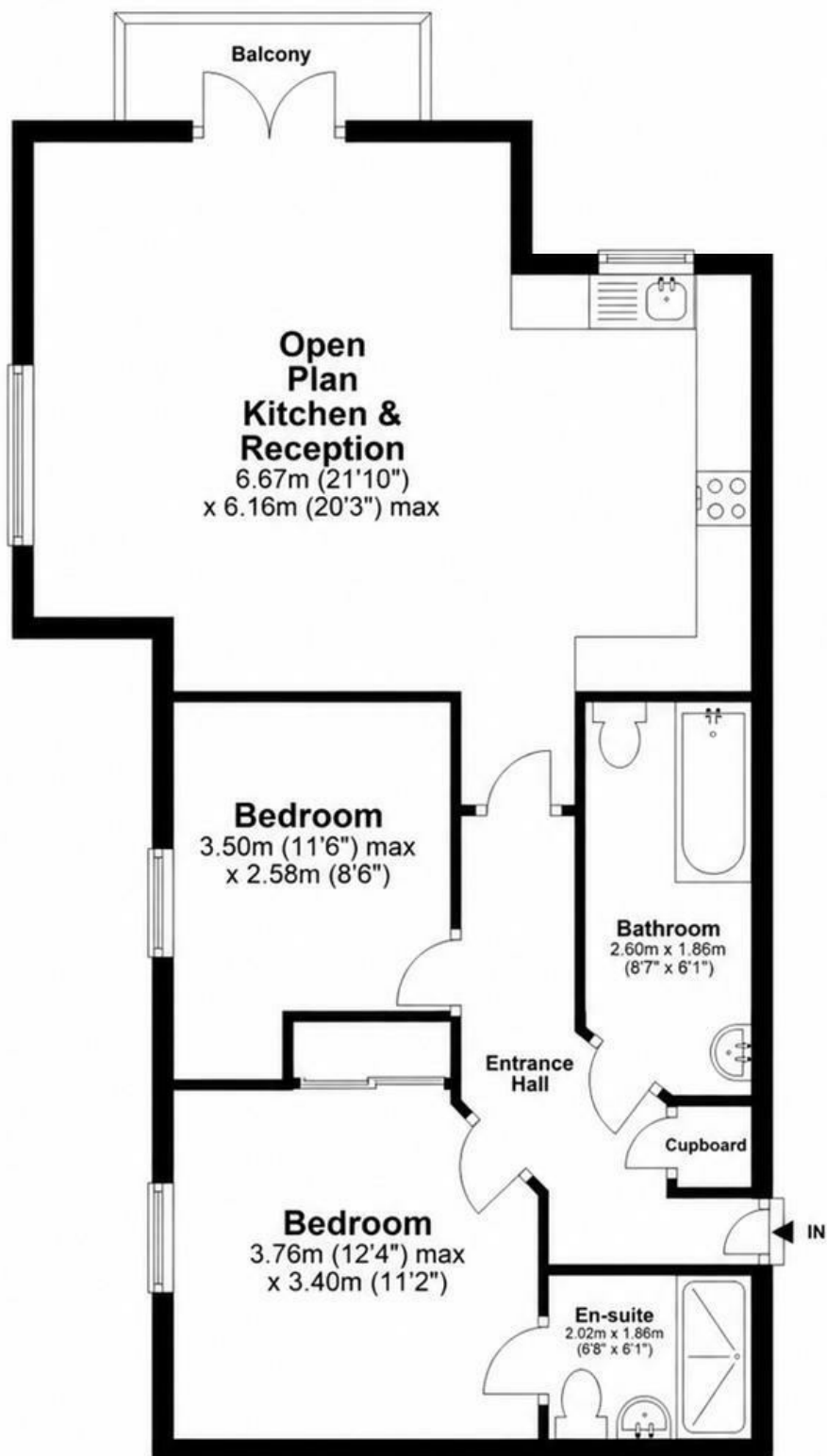
The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall leading into an impressive open-plan living space, ideal for both relaxing and entertaining. Filled with natural light, the spacious lounge flows effortlessly into the contemporary fitted kitchen and dining area, with doors opening onto a private balcony, creating an excellent extension of the living space.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en suite shower room, while a modern family bathroom serves the second bedroom and visitors.

Further benefits include a secure communal entrance, an allocated parking space and a beautifully maintained residents' rooftop terrace, providing an attractive additional outdoor space for residents to enjoy.

Personal Interest Declaration: In accordance with the Estate Agents Act 1979, we declare that one of the partners of this estate agency has a beneficial interest in this property, and that the seller is an immediate family member of that partner.





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		83	83
		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	