



Simmons Estates

EST: 1996



Austen House, Borehamwood,

£299,950

- Well-Proportioned Two Double Bedrooms
- Bright South-West Facing
- Well-Presented Modern Bathroom
- Private Allocated Parking & Visitor Spaces Available
- Built Approximately Six Years Ago With A Long Lease
- Ground-Floor Apartment
- Built-in Wardrobes To Both Bedrooms
- Spacious Open-plan Kitchen, Living & Dining Area
- Ideally Situated Just Moments From The Station
- Exceptionally Well Presented Throughout

Positioned on the ground floor of a modern, purpose-built development comprising just eight apartments, this beautifully presented two double bedroom home offers contemporary accommodation in an exceptionally convenient location.

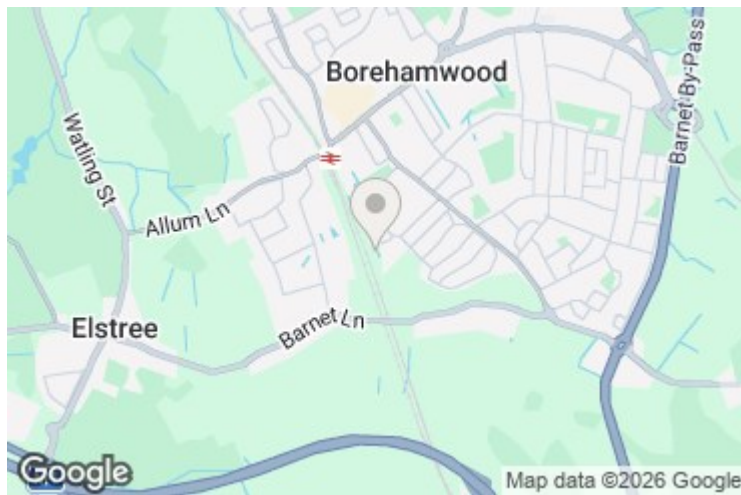
Constructed around Six years ago and benefiting from a long lease, the apartment is perfectly suited to first-time buyers, professionals, or investors looking for a ready-to-move-into property close to excellent transport links.

The accommodation begins with a welcoming entrance hall, complete with useful built-in storage. At the heart of the home is a bright, open-plan kitchen, living and dining area, featuring a stylish fitted kitchen with integrated appliances, including a dishwasher and fridge freezer. The south-west facing aspect fills the living space with natural light throughout the day, creating a warm and inviting atmosphere.

Both bedrooms are generous doubles and benefit from fitted wardrobes, while the contemporary bathroom is finished to a high specification with modern fixtures and fittings.

Additional features include gas central heating, a secure entry phone system, an allocated parking space, visitor parking, and well-maintained communal areas.

Conveniently located approximately 0.2 miles from Elstree & Borehamwood Station, the apartment provides excellent rail connections into Central London and is within easy walking distance of a wide range of shops, restaurants, and everyday amenities.





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