



Simmons Estates

EST: 1996



Gemini Park, Borehamwood,

£1,500 PCM

- One Double Bedroom
- Large Living Room
- Under Floor Heating Throughout
- Beautiful Bathroom
- Fitted Wardrobes
- Stunning Apartment
- Private Garden
- Allocated Parking
- Close to Town & Station
- Unfurnished Property

A beautifully presented one-bedroom ground floor apartment situated within the desirable Gemini Park development on Manor Way, Borehamwood. Offered unfurnished, the property provides modern, well-appointed accommodation and is ideally positioned for both commuters and access to local amenities.

The apartment features a bright and spacious reception room, a well-equipped kitchen, a generous double bedroom with fitted wardrobes, and a modern bathroom. The property further benefits from underfloor heating throughout, a private enclosed garden, and secure allocated parking.

Ideally located within easy walking distance of Borehamwood town centre and Elstree & Borehamwood mainline station, the apartment offers excellent transport links into London. The Venue Leisure Centre and swimming pool are also approximately a one-minute walk away, making this a conveniently located and attractive home for a professional individual or couple.

Entrance Hall

Carpeted flooring with under floor heating, electric radiator, sockets, two large storage cupboards, entry phone camera system, doors leading to

Lounge

15'8 x 10'4 (4.78m x 3.15m)

Carpeted flooring with under floor heating, TV point, telephone point, satellite point, sockets, UPVC double glazed French doors through to rear garden. spotlighting on dimmer switch, opening through to

Kitchen

12'4 x 6'8 (3.76m x 2.03m)

Tiled flooring with under floor heating, range of fitted units both wall mounted and base, ample work surface area, four ring electric hob, extractor, integrated electric oven, sockets, glass splashback, integrated slimline dishwasher, integrated washer/dryer, integrated fridge/freezer, smoke/carbon monoxide alarm, spotlighting on dimmer switch.

Bedroom

17'8 x 10'4 (5.38m x 3.15m)

Carpeted flooring with under floor heating, UPVC double glazed window to the front, fitted wardrobes spanning part of one wall, TV point, telephone point, spotlighting, sockets.

Bathroom

Tiled flooring with under floor heating, fully tiled walls, deep panel bath with mixer tap and separate wall mounted shower attachment, wash hand basin with mixer tap, low flush WC, electric towel rail, spotlighting, extractor, shaver point, up lit floor spotlighting.

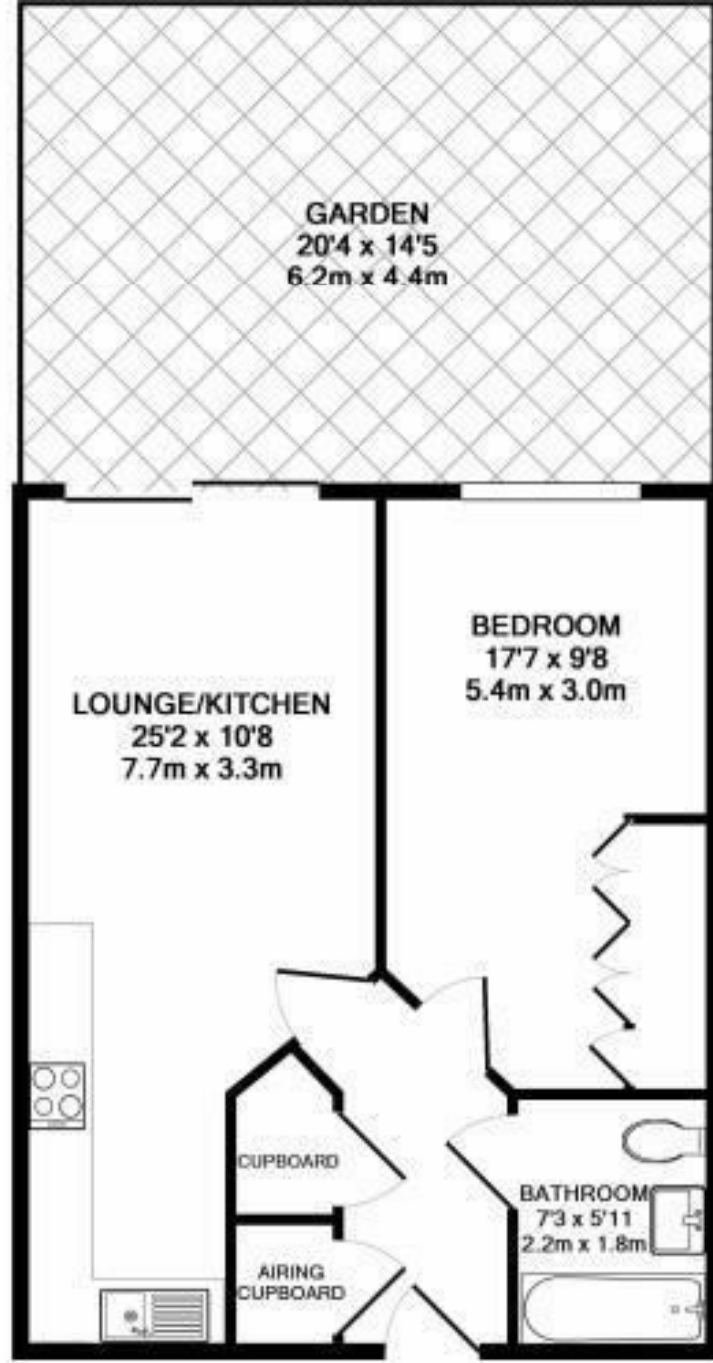
Rear Garden

Private garden with paving area and partly laid to lawn.

Exterior

Allocated parking space for one vehicle





TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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	
84	84
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	