



Simmons Estates

EST: 1996



Elstree Way, Borehamwood,

Offers In Excess Of £265,000

- Elevated Fifth Floor Position With Lift Access
- Full-width Private Balcony With bi-folding Doors
- High-spec Kitchen With Integrated AEG Appliances
- Concierge Service & Residents' Gym
- Furnished Option Available
- South-West Facing Aspect With Exceptional Natural Light
- Bright, Well-proportioned Open-plan Living Space
- Immaculately Presented Throughout
- Gated Allocated Parking Plus Visitor Spaces
- Chain Free

A beautifully presented one-bedroom apartment, positioned on the fifth floor of this popular and well-maintained development, offering exceptional natural light and a highly desirable south-west facing aspect.

This thoughtfully designed home has been finished to a high standard throughout and stands out for its elevated position and bright, open feel, creating a calm and inviting living environment.

The well maintained property comprises a spacious double bedroom and a contemporary, fully tiled bathroom with porcelain finishes and a shower over bath. The open-plan living space centres around a sleek, high-gloss kitchen with mirror splashback and integrated AEG appliances, including washing machine, dishwasher, oven, induction hob and waste disposal unit, along with space for a fridge freezer.

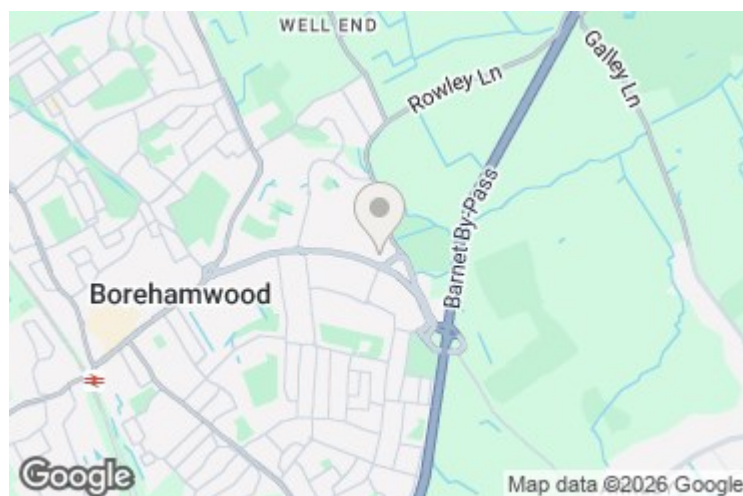
Full-height bi-folding doors allow for indoor / outdoor living by opening onto a private balcony running the full length of the open plan space. The balcony benefits from a south-west facing aspect and becomes a true suntrap from midday onwards, making it ideal for both relaxing and entertaining. The elevated position enhances both privacy and outlook, while maximising natural light throughout the day.

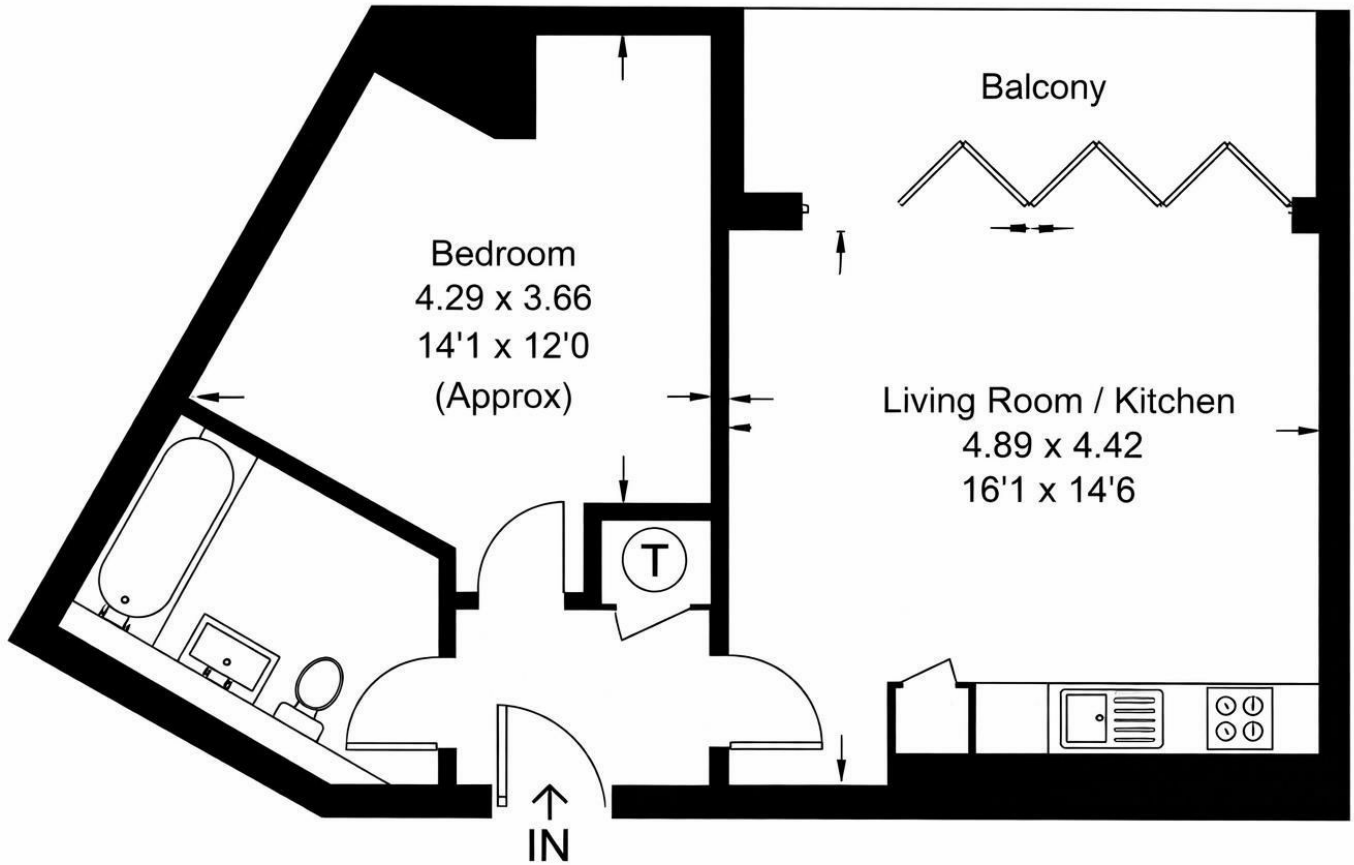
Additional features include engineered oak flooring, luxurious internal doors, double glazing throughout and a secure intercom entry system. The apartment further benefits from a concierge service, comprehensive CCTV coverage and access to a fully equipped residents' gym.

Externally, the development offers well-maintained communal grounds, gated allocated parking and additional visitor parking.

Conveniently located approximately one mile from Borehamwood & Elstree Thameslink station and within easy reach of the A1, M1 and M25, the property is ideally positioned for commuters.

Available furnished by separate negotiation.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(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		