



Simmons Estates

EST: 1996



Studio Way, Borehamwood,

£275,000

- One Double Bedroom
- Modern Bathroom
- Second Floor With Lift Access
- Excellent Condition
- South Facing Balconies
- Fitted Wardrobes
- Open Plan Kitchen/Living Area
- Allocated Parking
- Modern Development
- Within 5-Minutes Walk From Town Centre

Located just off Studio Way within a modern & highly sought-after development, this immaculately presented one-bedroom second-floor apartment offers spacious, stylish, and low-maintenance living. Finished to a high standard throughout, the property combines contemporary design with a practical and well-proportioned layout.

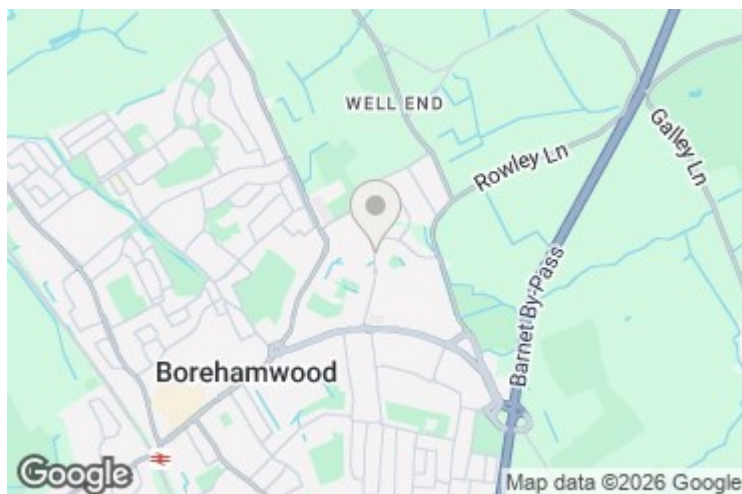
Upon entering, you are welcomed by a generous entrance hallway with built-in storage, providing excellent space. The bright and airy open-plan kitchen/living area forms the heart of the home, offering a versatile space for both relaxing and entertaining. The kitchen is thoughtfully designed with designated space & plumbing for a fridge freezer, washing machine, and dishwasher, while modern cabinetry, sleek work surfaces, and lighting create a stylish & inviting atmosphere.

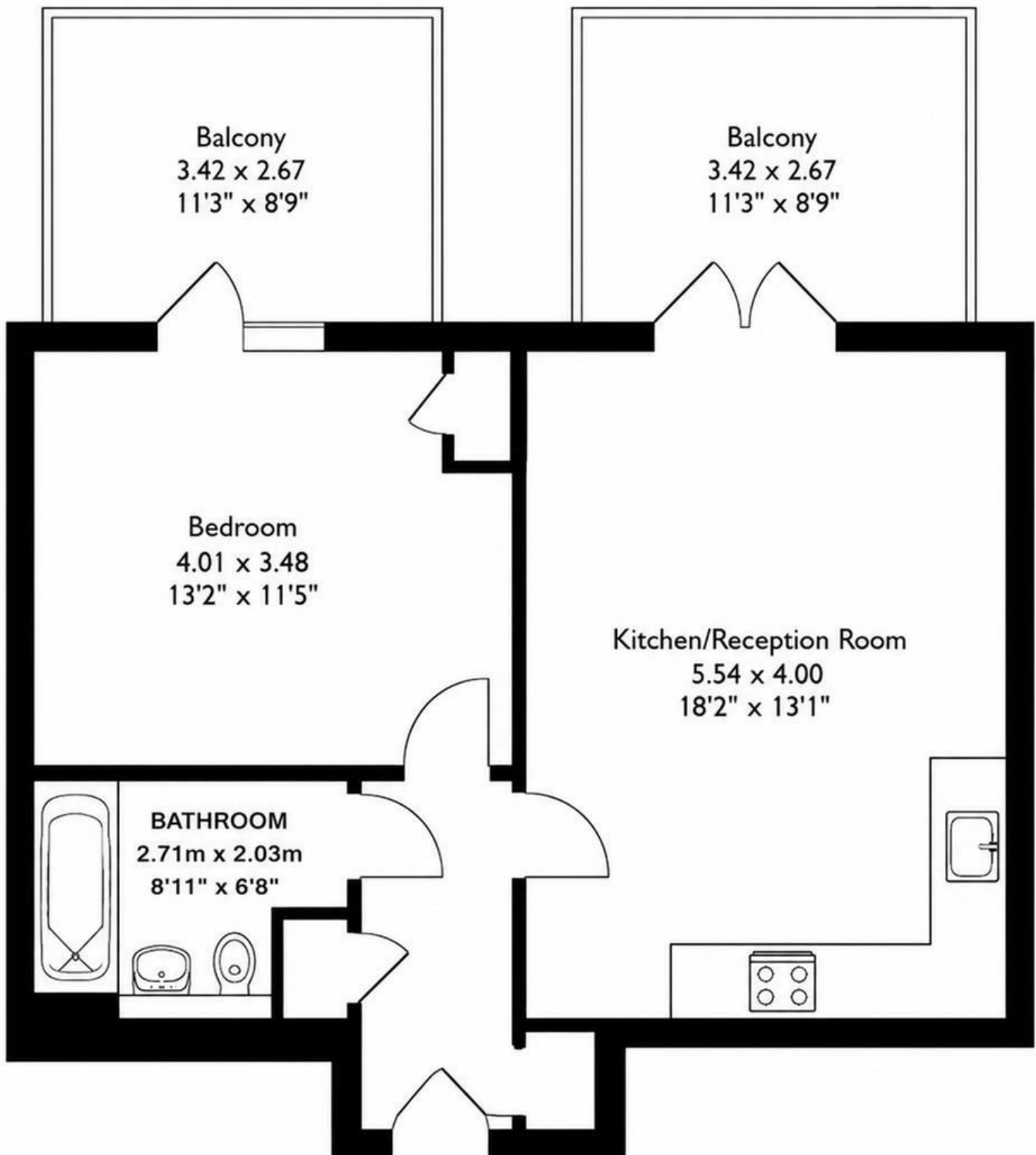
The double bedroom is well-proportioned and benefits from fitted wardrobes, providing ample storage. The contemporary bathroom is fully tiled and fitted with a modern suite & quality finishes throughout.

A particular highlight of the property is its two private south-facing balconies, accessed separately from both the living room and the bedroom. These superb outdoor spaces enjoy an abundance of natural sunlight throughout the day and provide the perfect setting.

The development itself is exceptionally well maintained and offers a range of desirable features, including lift access to all floors, allocated off-street parking, and gas central heating. Residents also benefit from the remainder of the NHBC warranty.

Surrounded by beautifully landscaped communal grounds, the property enjoys a peaceful yet highly convenient location. Borehamwood town centre is just a five-minute walk away and offers an excellent selection of shops, restaurants and everyday amenities. The Venue Leisure Centre, with its gym & swimming pool, is only a couple of minutes away, and excellent transport links are nearby, including Borehamwood station and London bus connections.





| 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 | | 87 | 87 |
| | 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 | | |