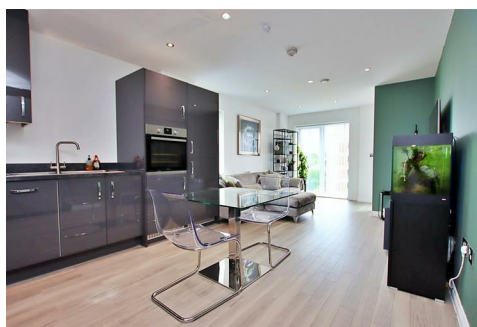




# Simmons Estates

EST: 1996



**Elstree Way, Borehamwood,**

**£285,000**

- One Double Bedroom
- Lift Access
- Good Size Living Room
- Two Minute Walk to Gym & Swimming Pool
- Built-in Custom Work & Desk Area
- Fourth Floor Apartment
- Private South West Facing Balcony
- Five Minute Walk to Town Centre
- Immaculately Presented Throughout
- Under Ground Allocated Parking

A beautifully presented & spacious one-bedroom apartment located on the fourth floor of a modern development with lift access, just a five-minute walk from the town centre & a short two-minute stroll to the local gym and swimming pool.

At approximately 560 sq ft, this is one of the largest one-bedroom layouts within the building, offering generous proportions & thoughtful design throughout. The apartment is ideal for first-time buyers, or investors looking for a high-quality, move-in-ready home in a prime location.

The accommodation comprises a bright double bedroom, complete with fitted wardrobes, Hive-controlled heating, and direct access to a private south-west facing balcony. This outdoor space is also accessible from the good-sized living room, creating a seamless indoor-outdoor flow and making it perfect for relaxing or entertaining. The living room benefits from double-aspect windows, which flood the space with natural light, and high-quality Amtico flooring, which runs throughout the main living areas.

One standout feature is the custom-built work area, thoughtfully designed with double doors, downlights, and built-in storage, making it ideal for a home office setup or additional organisation space. There's also a large storage cupboard in the hallway, which currently houses a freestanding washer/dryer, providing practical everyday convenience.

Further benefits include underground allocated parking, secure video entry system, and double glazing throughout. The building also offers lift access to all floors, adding to the convenience and accessibility of the property.

If you're viewing the property, you'll immediately notice the attention to detail and the high standard of presentation. From the abundance of natural light and well-thought-out storage to the private balcony and generous living space, this apartment offers a rare combination of style, space, and location.



