



Simmons Estates

EST: 1996



Armstrong Close, Borehamwood,

£285,000

- Two Bedrooms
- Spacious Dual-Aspect Living Room With Abundant Natural Light
- Fitted Wardrobes In The Principal Bedroom
- Separate Kitchen With A Window Overlooking The Rear
- Well Maintained Throughout
- Second Floor Apartment (Top Floor)
- Bathroom Featuring A Separate Shower
- Allocated Parking Space
- Situated In A Quiet cul-de-sac
- Set Within A Small Block Of Just Six Flats

This charming top-floor corner apartment is ideally situated on Armstrong Close, within a quiet cul-de-sac in the highly sought-after area of Borehamwood. Set within a small and well-maintained modern block of just six flats, this attractive two-bedroom property offers approximately 635 sq ft of bright and well-proportioned living space.

Occupying the second (top) floor, the apartment is presented in excellent, well-maintained condition throughout. A standout feature is the spacious dual-aspect living room, enjoying a west-facing aspect and an abundance of natural light, creating a bright and welcoming space ideal for both relaxing and entertaining.

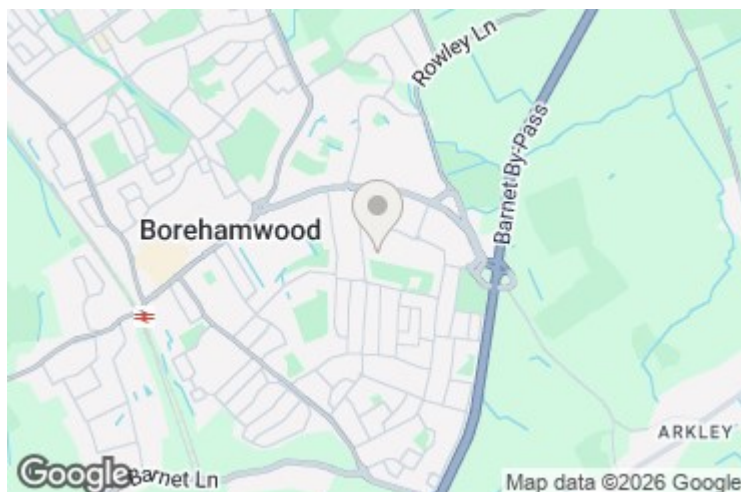
The separate kitchen is thoughtfully laid out and benefits from a window overlooking the rear, allowing for natural ventilation and light. It comes complete with fitted appliances and offers a practical, well-equipped cooking space.

There are two well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes providing excellent storage, as well as a good-sized second bedroom suitable for guests, a home office, or additional living space.

The contemporary bathroom is well presented and features both a bathtub and a separate shower cubicle, offering versatility for modern lifestyles.

Further benefits include an allocated parking space, entryphone system, communal gardens, and visitor parking. The property also enjoys a peaceful setting while remaining conveniently close to local amenities.

Ideally located within easy reach of Borehamwood High Street, a wide range of shops, restaurants, and transport links, including Elstree & Borehamwood train station and access to the A1, this property represents an excellent opportunity for first-time buyers, downsizers, or investors alike.





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		69	78
	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		