



Simmons Estates

EST: 1996



Taylor Court, Borehamwood,

Offers In Excess Of £300,000

- Two Generously Sized Bedrooms
- Third Floor Apartment (Top Floor)
- Share OF Freehold
- Bike & Buggy Store
- Private Balcony
- Two Bathrooms (En Suite)
- Open Plan Kitchen/Living Area
- Communal Garden Area
- Allcoated Parking Space
- Under a Mile from Elstree & Borehamwood Thameslink Station

SHARE OF FREEHOLD - Located within the popular Taylor Court development, this beautifully presented third-floor apartment offers modern and well-proportioned accommodation in a highly convenient Borehamwood location.

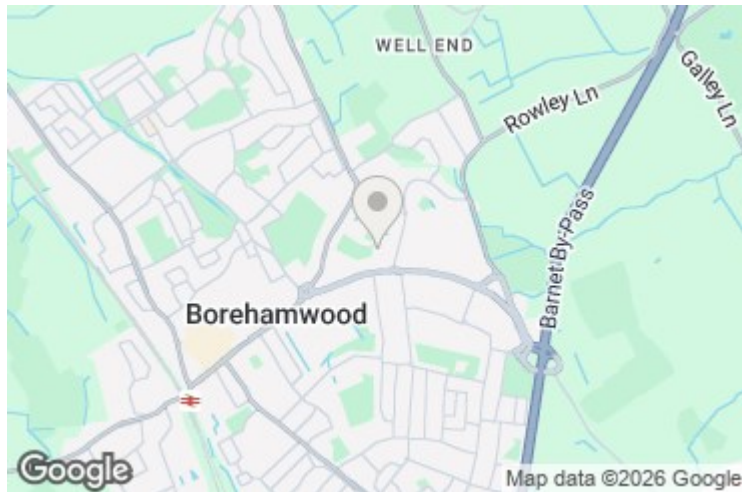
Built by the highly regarded Taylor Wimpey, the property features a spacious semi-open plan living area incorporating a contemporary fully fitted kitchen and generous reception space, ideal for both everyday living and entertaining. Doors lead directly onto a private balcony, providing an attractive outdoor seating area.

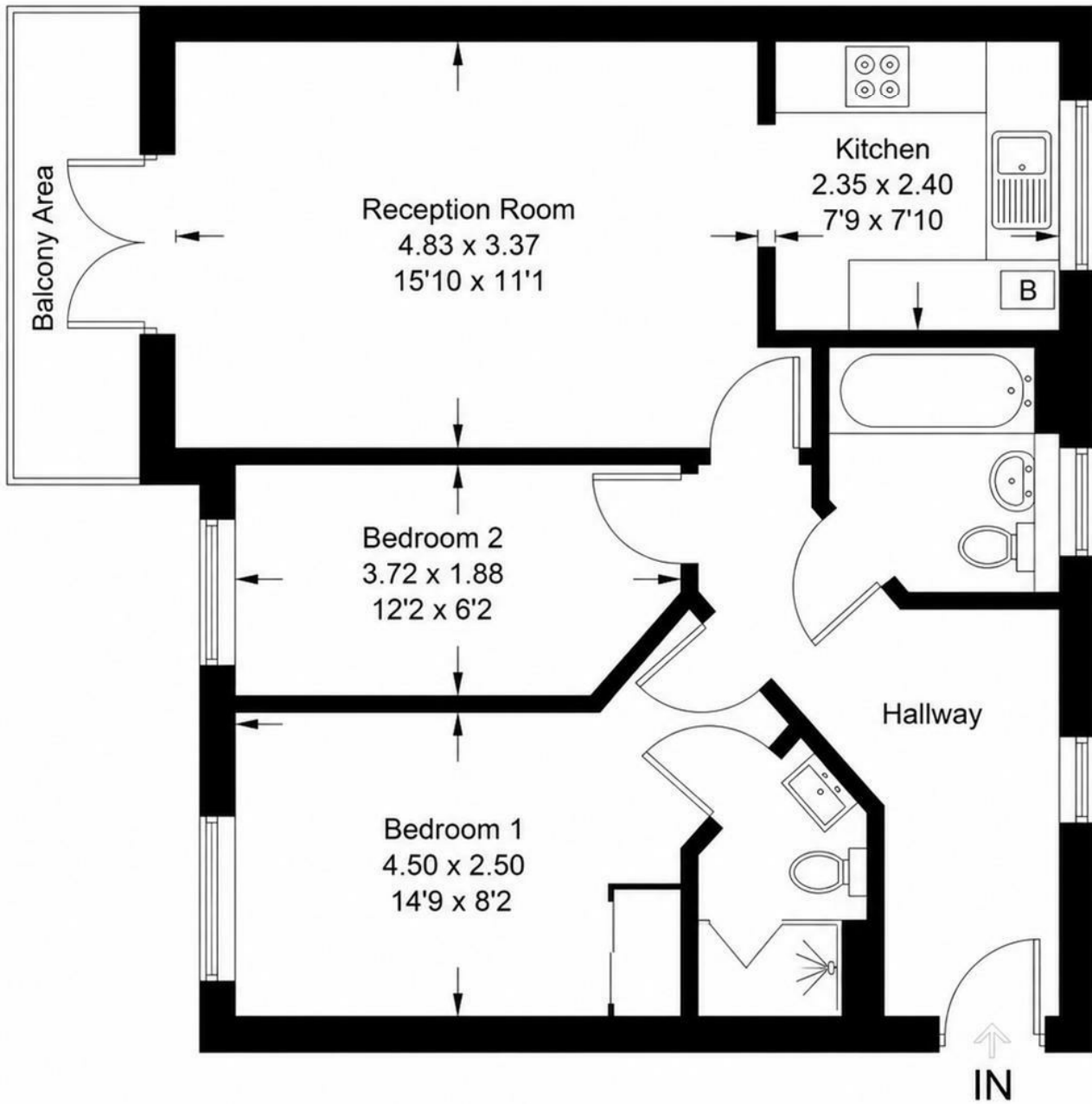
The accommodation comprises two well-proportioned double bedrooms, including a principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room, together with a modern family bathroom. The apartment is finished to a high standard throughout and benefits from an abundance of natural light.

Additional features include allocated off-street parking, access to a communal garden area and dedicated bike and buggy storage facilities.

Ideally situated within easy reach of Borehamwood High Street, Tesco Superstore, Borehamwood Shopping Park, The Venue Leisure Centre and Sky Studios Elstree, the property is also less than a mile from Elstree & Borehamwood Station, offering direct rail services into Central London.

Combining modern living, excellent amenities and superb transport links, this impressive apartment would make an ideal first-time purchase, investment opportunity or downsizer home.





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		70	70
	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		