



Simmons Estates

EST: 1996



Gemini Park, Borehamwood,

£1,550 PCM

- One Double Bedroom
- Large Living Room
- Under Floor Heating Throughout
- Beautiful Bathroom
- Fitted Wardrobes
- Stunning Apartment
- Private Garden
- Underground Parking
- Close to Town & Station

A beautifully presented one-bedroom ground floor apartment offering modern, high-quality accommodation throughout. The property benefits from a private enclosed garden, underfloor heating throughout, secure underground allocated parking, and a spacious double bedroom complete with fitted wardrobes.

Ideally situated within easy walking distance of the town centre and mainline railway station, the apartment is also just a one-minute walk from The Venue Leisure Centre and swimming pool, making it perfect for commuters and those seeking excellent local amenities.

Combining contemporary comfort with a highly convenient location, this superb apartment is an excellent place to call home.

Entrance Hall

Carpeted flooring with under floor heating, electric radiator, sockets, two large storage cupboards, entry phone camera system, doors leading to

Lounge

15'8 x 10'4 (4.78m x 3.15m)



Carpeted flooring with under floor heating, TV point, telephone point, satellite point, sockets, UPVC double glazed French doors through to rear garden. spotlighting on dimmer switch, opening through to

Kitchen

12'4 x 6'8 (3.76m x 2.03m)



Tiled flooring with under floor heating, range of fitted units both wall mounted and base, ample work surface area, four ring electric hob, extractor, integrated electric oven, sockets, glass splashback, integrated slimline dishwasher, integrated washer/dryer, integrated fridge/freezer, smoke/carbon monoxide alarm, spotlighting on dimmer switch.

Bedroom

17'8 x 10'4 (5.38m x 3.15m)



Carpeted flooring with under floor heating, UPVC double glazed window to the front, fitted wardrobes spanning part of one wall, TV point, telephone point, spotlighting, sockets.

Bathroom

Tiled flooring with under floor heating, fully tiled walls, deep panel bath with mixer tap and separate wall mounted shower attachment, wash hand basin with mixer tap, low flush WC, electric towel rail, spotlighting, extractor, shaver point, up lit floor spotlighting.

Rear Garden



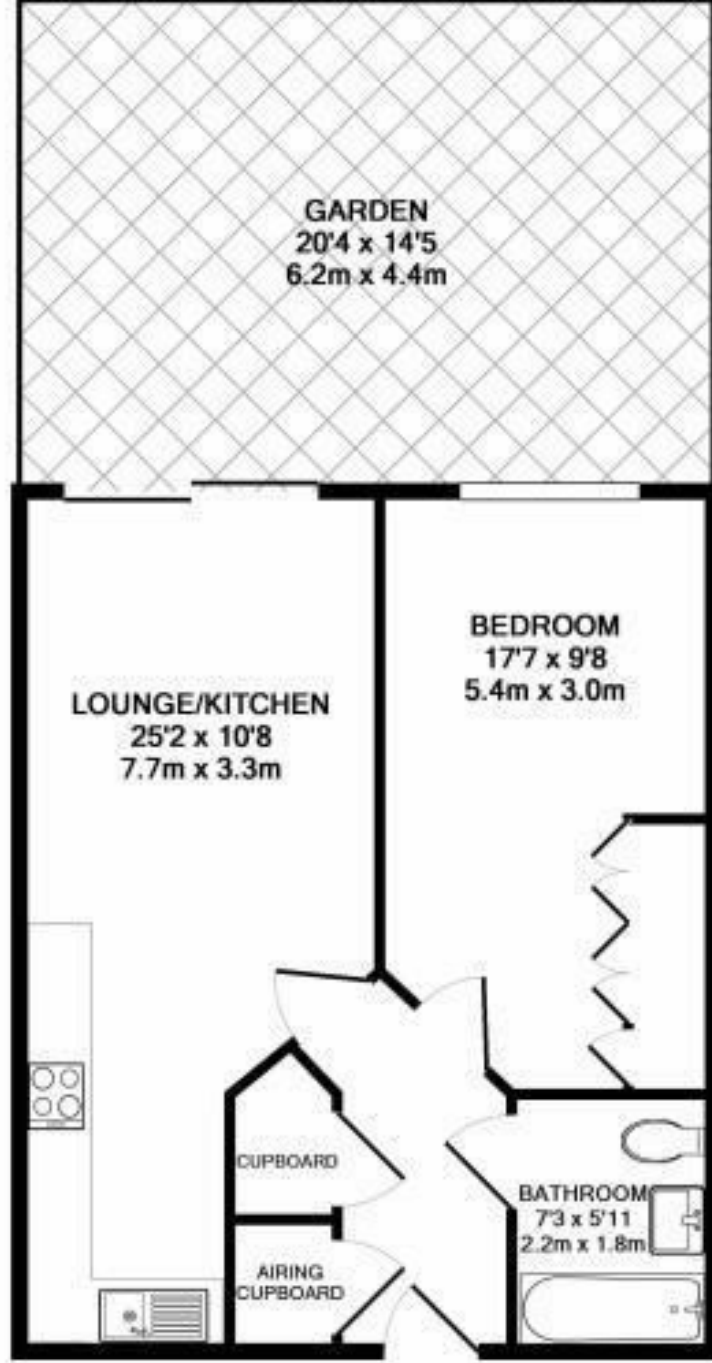
Private garden with paving area and partly laid to lawn.

Exterior



Allocated parking space for one vehicle





TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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	
84	84
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	

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