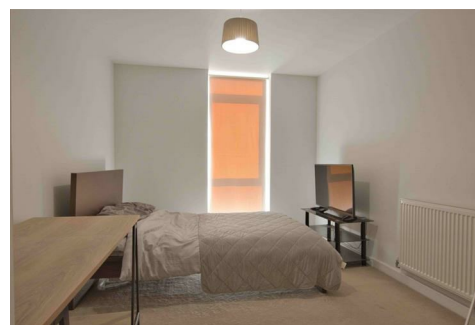




Simmons Estates

EST: 1996



Foster House, Borehamwood,

£1,500 PCM

- Large One Bedroom Apartment
- Two Minute Walk to Town Centre
- First Floor with Lift Access
- Fitted Wardrobes & Storage Cupboards
- Great Size Living Room
- Secured Allocated Parking
- Fantastic Location
- Private Balcony

A very well-presented one double bedroom first-floor apartment, ideally located just a two-minute walk from Borehamwood town centre and within a ten-minute walk of the mainline station. The property is offered in good condition throughout and features a spacious living room, a generously sized double bedroom with fitted wardrobes, and ample storage.

Further benefits include a modern open-plan kitchen, a private south-facing balcony, and secure parking.

Entrance Hall

Hardwood security entrance door, laminate wood flooring, two large storage cupboards, CH radiator, spotlighting, sockets, doors leading to

Open Plan Lounge/Dining/Kitchen

Kitchen

12'5 x 7'3 (3.78m x 2.21m)

Range of fitted units both wall mounted and base, ample work surface area with upsatnd, laminate woof flooring, single bowl sink unit with mixer tap, space for washing machine, integrated dishwasher, integrated double electric oven, four ring electric hob, stainless steel splashback, extractor, smoke alarm, spotlighting, CH radiator, integrated fridge/freezer, opening through to

Lounge/Dining Area

11'6 x 11'2 (3.51m x 3.40m)

Laminate wood flooring, TV point, telephone point, sockets, lighting, CH radiator, UPVC double glazed French doors leading to balcony, which is decked with external light and space for table and chairs.

Bedroom

12'4 x 9'5 (3.76m x 2.87m)

Fitted wardrobes, UPVC double glazed floor to ceiling window to the rear, carpeted flooring, CH radiator, sockets, TV point, telephone point.

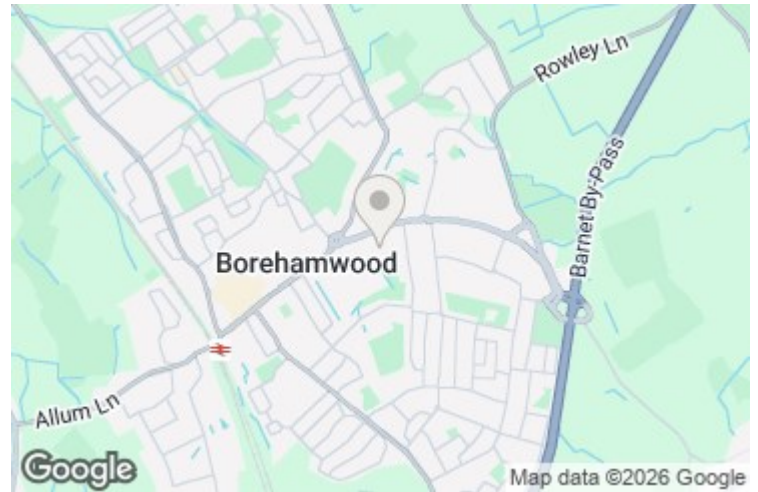
Bathroom

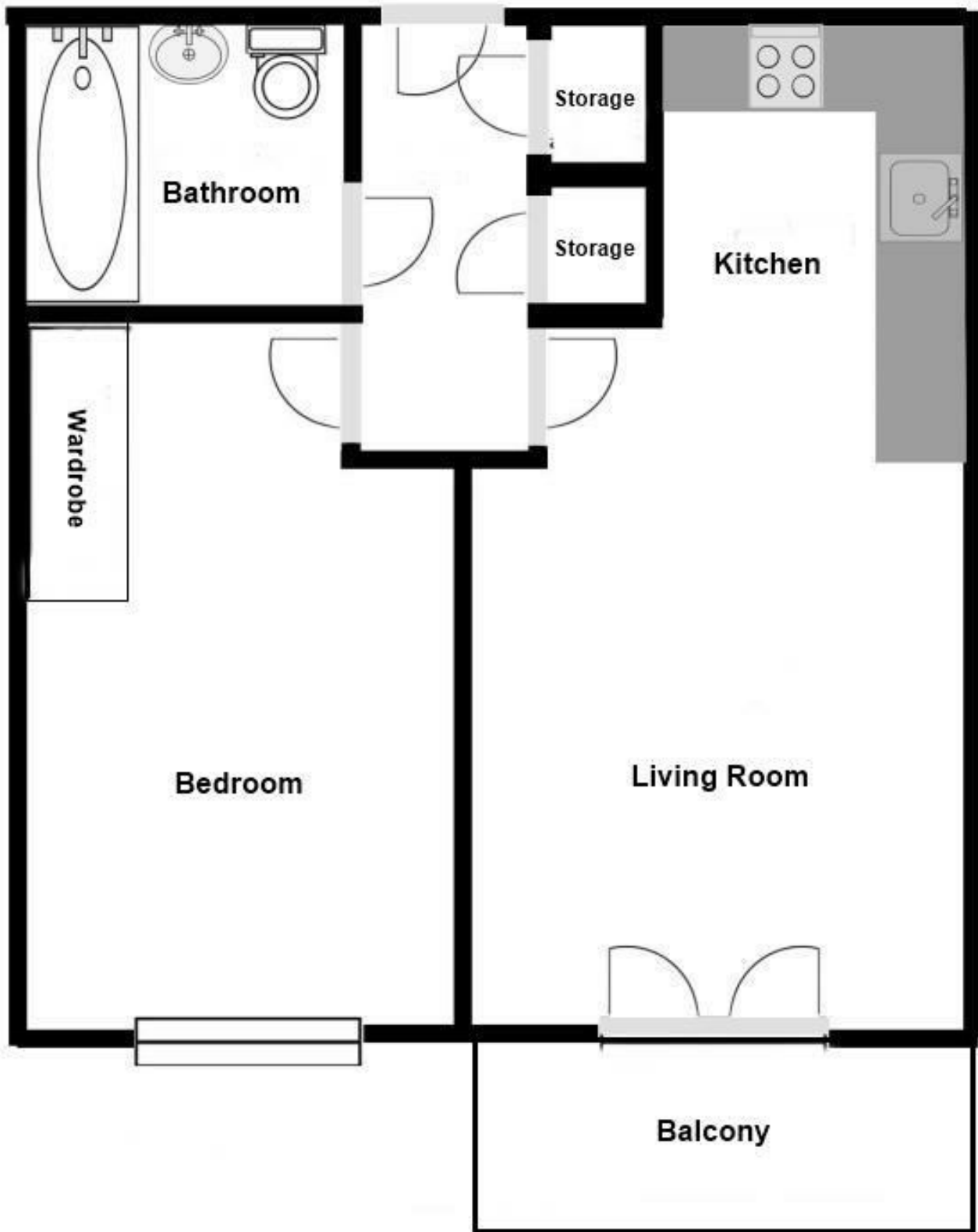



Tiled flooring, mostly tiled walls, low flush WC, wash hand basin with mixer tap, electric heated towel rail radiator, deep panel bath with mixer tap and separate shower attachment with wall mounted power and temperature settings, extractor, shaver point.

Exterior

One allocated underground gated parking space.





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			
		85	85
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 