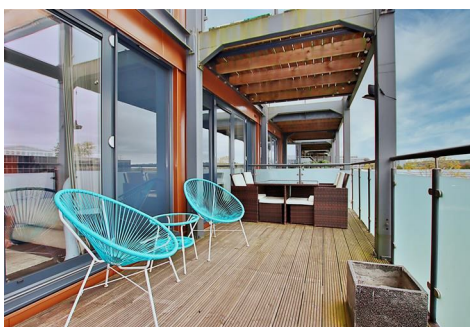




Simmons Estates

EST: 1996



Horizon Place, Borehamwood,

£270,000

- One Double Bedroom
- Fully Tiled Bathroom
- Third Floor With Lift Access
- Excellent Condition
- Southerly Full Width Balcony
- Fitted Wardrobes
- Open Plan Kitchen/Living Area
- Allocated Parking
- Modern Development
- Within 5-Minutes Walk From Town Centre

Located just off Studio Way in a modern development, this immaculately presented one-bedroom third-floor apartment offers spacious, stylish, and low-maintenance living. With a high-quality finish throughout and a thoughtful, well-proportioned layout, the property combines practicality with contemporary design.

As you enter the apartment, you're welcomed by a generous hallway with built-in storage, providing convenient space for coats, shoes, and day-to-day essentials. The bright and airy open-plan kitchen and living area serves as the heart of the home. The kitchen is thoughtfully laid out with designated space and plumbing for a fridge freezer, washing machine, and dishwasher. Modern cabinetry, sleek surfaces, and upgraded lighting create a clean and inviting environment, perfect for both entertaining and day-to-day living.

The double bedroom is a great size and features fitted wardrobes, while the fully tiled bathroom includes a modern suite and high-quality finishes. A standout feature of the apartment is the south-facing double balcony, accessible from both the bedroom and living room. This larger-than-average outdoor space enjoys plenty of natural sunlight throughout the day, making it ideal for morning coffee, evening drinks, or simply relaxing.

The development itself is highly regarded and offers additional lifestyle benefits including lift access to all floors, allocated off-street parking, and gas central heating. Residents also benefit from the remainder of the NHBC warranty for added peace of mind.

Set within beautifully landscaped communal grounds, the development enjoys a peaceful yet highly convenient location. It's just a 5-minute walk to Borehamwood town centre, where you'll find a wide range of shops, restaurants, cafés, and amenities. The Venue leisure centre, including a gym and swimming pool, is only a couple of minutes away, and excellent transport links are nearby, including Elstree & Borehamwood station and London bus connections.

Entrance Hall

Hardwood security entrance door, laminate wood flooring, storage cupboard, CH radiator, security entry phone system, spotlighting, second storage cupboard, doors leading to

Open Plan Lounge/Kitchen

Lounge

13'2 x 10'2 (4.01m x 3.10m)

Laminate wood flooring, two CH radiators, TV point, telephone point, Internet point, sockets, spotlighting, UPVC double glazed French doors leading to south facing balcony, opening through to

Kitchen

13'2 x 5'8 (4.01m x 1.73m)

Laminate wood flooring, range of fitted units both wall mounted and base, ample work surface area, space for washer/dryer, space for fridge/freezer, space for dishwasher, four ring gas hob, extractor, built in oven.

Bedroom

11'10 x 11'7 (3.61m x 3.53m)

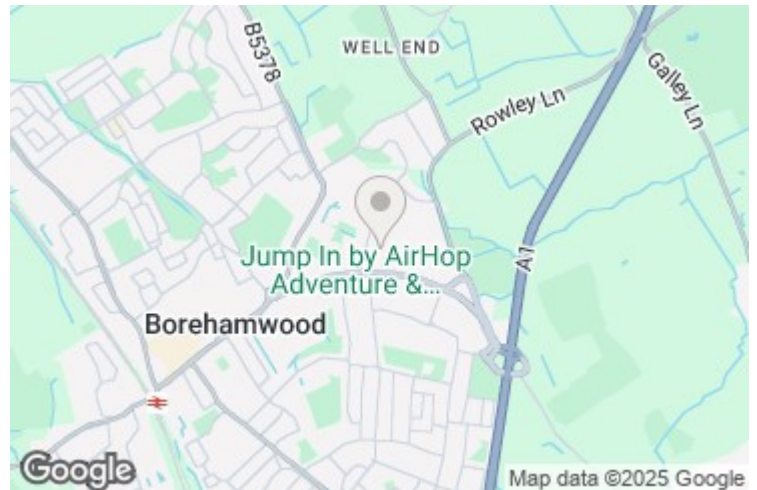
Fitted wardrobes, carpeted flooring, spotlighting, storage cupboard housing boiler, UPVC double glazed French doors leading to south facing balcony, CH radiator, sockets, TV point, telephone point, Internet point.

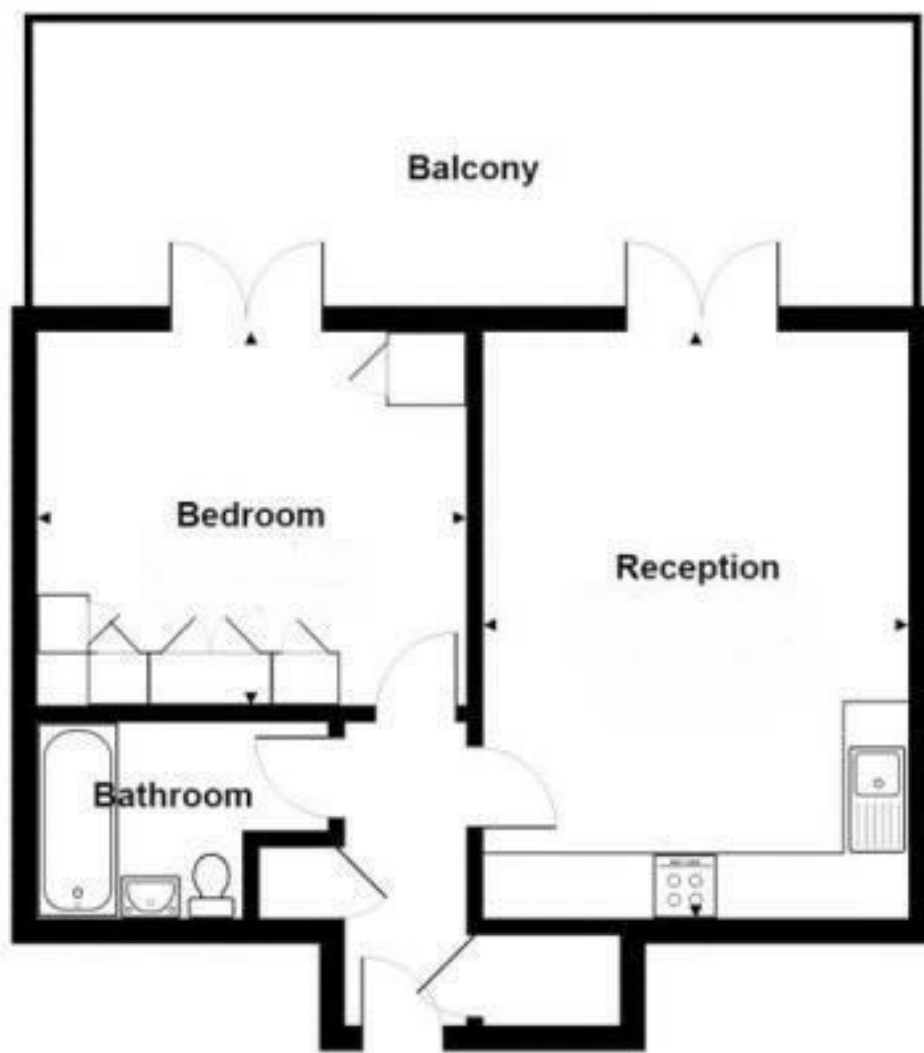
Bathroom

Fully tiled walls, tiled flooring, low flush WC, wash hand basin with mixer tap, deep panel bath with mixer tap and separate shower with temperature and power settings, heated towel rail, extractor, mirrored cabinet.

Exterior

Communal gardens, allocated parking space.





Total Area: 47.2 m² ... 508 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Energy Efficiency Rating	
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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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	
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