



Simmons Estates

EST: 1996



Horizon Place, Borehamwood,

Offers In Excess Of £325,000

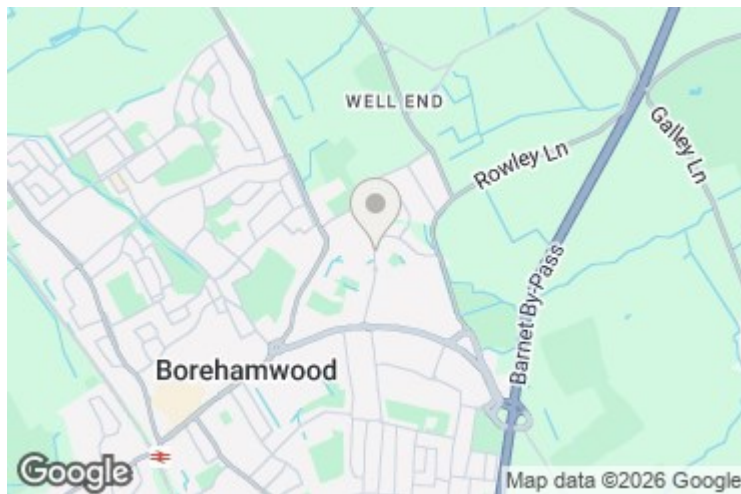
- Two Double Bedrooms
- Fourth Floor Apartment
- Large Open Plan Kitchen/Living Room
- Lift Access
- Modern Development
- Two Bathrooms (En Suite)
- Private Balcony
- Fitted Wardrobes
- Secure Underground Parking
- Within 5-Minutes Walk From Town Centre

This spacious Fourth-floor apartment offers two double bedrooms, with the master bedroom featuring fitted wardrobes and an ensuite bathroom for added comfort and privacy. The property is designed for modern living, with a family bathroom in addition to the ensuite, providing stylish and practical bath/shower facilities for all residents.

As you enter, you're greeted by a spacious hallway with additional storage cupboards, providing convenient space for your belongings. The large open-plan kitchen and living room provide an ideal space for both entertaining and relaxation. The kitchen is equipped with modern appliances and features a breakfast bar, while the bright, airy living area provides ample space for relaxation and entertaining.

A standout feature of this apartment is the private balcony, providing outdoor space to enjoy the beautiful surroundings. The apartment is part of a contemporary development, with lift access and secure underground parking for added peace of mind.

Located within a modern development, the apartment overlooks a beautifully landscaped green area, enhancing the appeal of its location. It's just a 5-minute walk to Borehamwood town centre, where you'll find a variety of shops, restaurants, and amenities. The Venue gym and swimming pool are only a 2-minute walk away, offering great convenience for fitness enthusiasts. Additionally, London bus links are easily accessible, providing excellent transport connections.





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		83	83
	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		