



# Simmons Estates

EST: 1996



**Boreham Holt, Elstree,**

**£1,550 PCM**

- Large apartment
- Very good condition
- Close to station
- Great location
- Permit Parking
- Two double bedrooms
- Ground floor
- 2 minute walk to town
- Large living room

This spacious Two Double Bedroom GROUND FLOOR APARTMENT situated within this sought-after purpose-built development. The property benefits from an great size Living/Dining Room, a fitted Kitchen, Bathroom, an Entry Phone System and well maintained landscaped communal Gardens.

Boreham Holt is conveniently located within walking distance to Borehamwood High Street offering a wide range of local shops and amenities. Transportation Links include Elstree & Borehamwood Train Station and convenient bus links.



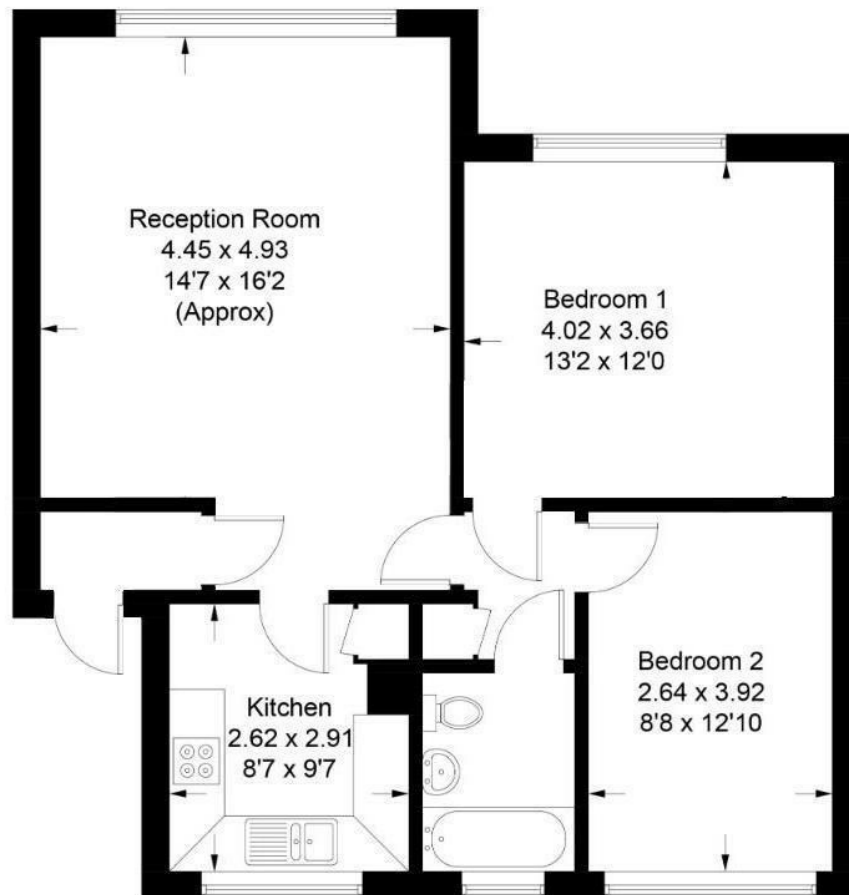


Illustration for identification purposes only, measurements are approximate,  
not to scale.

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	58	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	