



Simmons Estates

EST: 1996



Wilding Court, Borehamwood,

£219,950

- One Double Bedroom
- Modern Apartment
- Great Condition
- Allocated Parking Space
- Private Balcony
- First Floor Apartment
- Spacious Living Area
- Open-Plan Kitchen & Living Area
- Moments From Town & Station

Perfectly positioned within easy walking distance of Borehamwood High Street and Elstree & Borehamwood Station, this generously sized one double bedroom first-floor apartment combines spacious accommodation with a highly desirable location, offering an excellent opportunity for first-time buyers, investors, and commuters alike.

Accessed via its own private front door, the property immediately offers a greater sense of privacy than many similar apartments. Internally, the accommodation is bright and well-proportioned throughout, with a generous reception room providing ample space for both living and dining. Large windows allow plenty of natural light to fill the room, creating a bright and welcoming atmosphere.

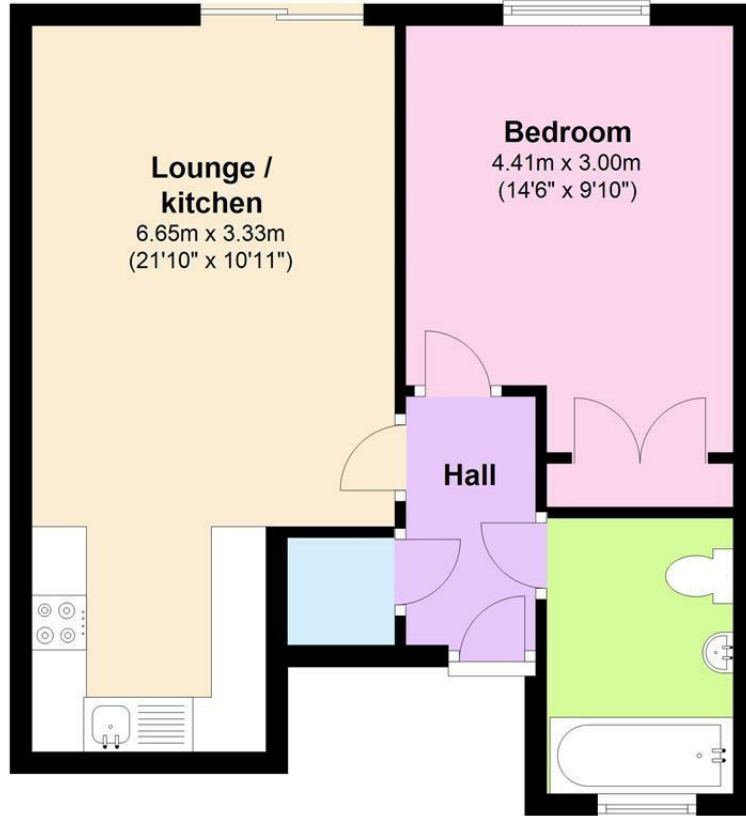
The fitted kitchen is thoughtfully designed with a range of wall and base units, providing ample storage and generous worktop space. The spacious double bedroom comfortably accommodates a king-size bed alongside additional bedroom furniture, while the contemporary bathroom is finished to a modern standard. A private balcony, accessed from the living area, provides the perfect space to enjoy a morning coffee or unwind outdoors.

Further benefits include allocated parking, double glazing, gas central heating, a recently installed central heating boiler (fitted approximately 3–4 months ago and benefiting from the remainder of a multi-year manufacturer's warranty), well-maintained communal grounds, and a secure entry system.

Ideally situated just moments from Borehamwood's vibrant town centre, the property enjoys easy access to an excellent selection of shops, cafés, restaurants, supermarkets and leisure facilities. Elstree & Borehamwood Station is within easy walking distance, providing direct services into London St Pancras in under 30 minutes, making this an excellent choice for commuters.



Approx. 40.7 sq. metres (438.5 sq. feet)



Total area: approx. 40.7 sq. metres (438.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of this floorplan , all measerments are approximate and no responsibility can be taken for any errors within .
Plan produced using PlanUp.

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		80	80
	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		82	83
	EU Directive 2002/91/EC		