



# Simmons Estates

EST: 1996



**Kensington Way, Borehamwood,**

**£269,950**

- Two Bedroom Apartment
- Access to Private Loft
- Fitted Double Wardrobes in Master Bedroom
- Bath & Shower Room
- Ample Visitor Parking
- Chain Free
- Large Living Room
- Part Open Plan Living Room / Kitchen
- Allocated Parking Space
- 15 Minute Walk to Town Centre



A good size two bedroom apartment located in a private development just a five minute walk from Yavneh College. The property is located in a popular area and benefits from a large living room, allocated parking, fitted double wardrobes in the master bedroom, access to a private loft and a good size family bath / shower room. The apartment is offered chain free and is situated a 15 minute walk from town centre and just a 2 minute walk from London Bus Links.

### Entrance Hall

Hardwood security entrance door, laminate wood flooring, entry phone system, wall mounted fuse board, spotlighting, electric heating, airing cupboard housing water tank and shelving, sockets, access to loft, doors leading to

### Lounge

18'1 x 16'2 (5.51m x 4.93m)



Laminate wood flooring, double aspect room with UPVC double glazed windows to both the front and the side, sockets, TV point, telephone point, high mounted socket for TV, electric radiator, opening through to

### Kitchen

10'12 x 7'6 (3.05m x 2.29m)



UPVC double glazed window to the rear, tiled flooring, partly tiled walls, range of fitted units both wall mounted and base, ample work surface area, single bowl sink unit with mixer tap, integrated washing machine, built in electric oven, four ring electric hob, extractor, sockets, spotlighting, space for fridge/freezer, built in speaker.

### Bedroom 1

12'8 x 9'3 to fitted wardrobe (3.86m x 2.82m to fitted wardrobe)



Fitted double wardrobe spanning one wall, UPVC double glazed window to the front, electric radiator, sockets, built in speaker, TV point, telephone point.

### Bedroom 2

10'9 x 6'2 (3.28m x 1.88m)



Laminate wood flooring, UPVC double glazed window to the front, socket, lighting on dimmer switch.

### Family Bath/Shower Room



Tiled effect flooring, partly tiled walls, deep panel bath, low flush WC, extractor, wash hand basin with mixer tap, UPVC frosted double glazed window to the rear, spotlighting, wall mounted cabinet, fully tiled and enclosed shower cubicle with temperature and power settings, built in speaker, shaver point. ,

### Exterior

Allocated parking



