



Simmons Estates

EST: 1996



Station Road, Borehamwood,

£300,000

- Spacious Two Bedroom Apartment
- Generous Living Room
- Well Maintained Throughout
- Opposite the Train Station
- Chain Free
- Two Bathrooms Including En Suite
- Allocated Parking Space
- Third Floor Apartment with Lift Access
- Ample Storage Space
- Moments From Borehamwood High Street

Situated on the third floor of a modern purpose-built development with lift access, this well-presented two double bedroom, two bathroom apartment offers spacious and contemporary accommodation in a highly convenient location.

Ideally positioned moments from Elstree & Borehamwood Station and Borehamwood High Street, the property is perfect for commuters and those looking to enjoy the wide range of shops, restaurants and local amenities nearby.

Internally, the apartment features a bright and spacious open-plan living and dining area with a fitted kitchen, creating an ideal space for both everyday living and entertaining. There are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom.

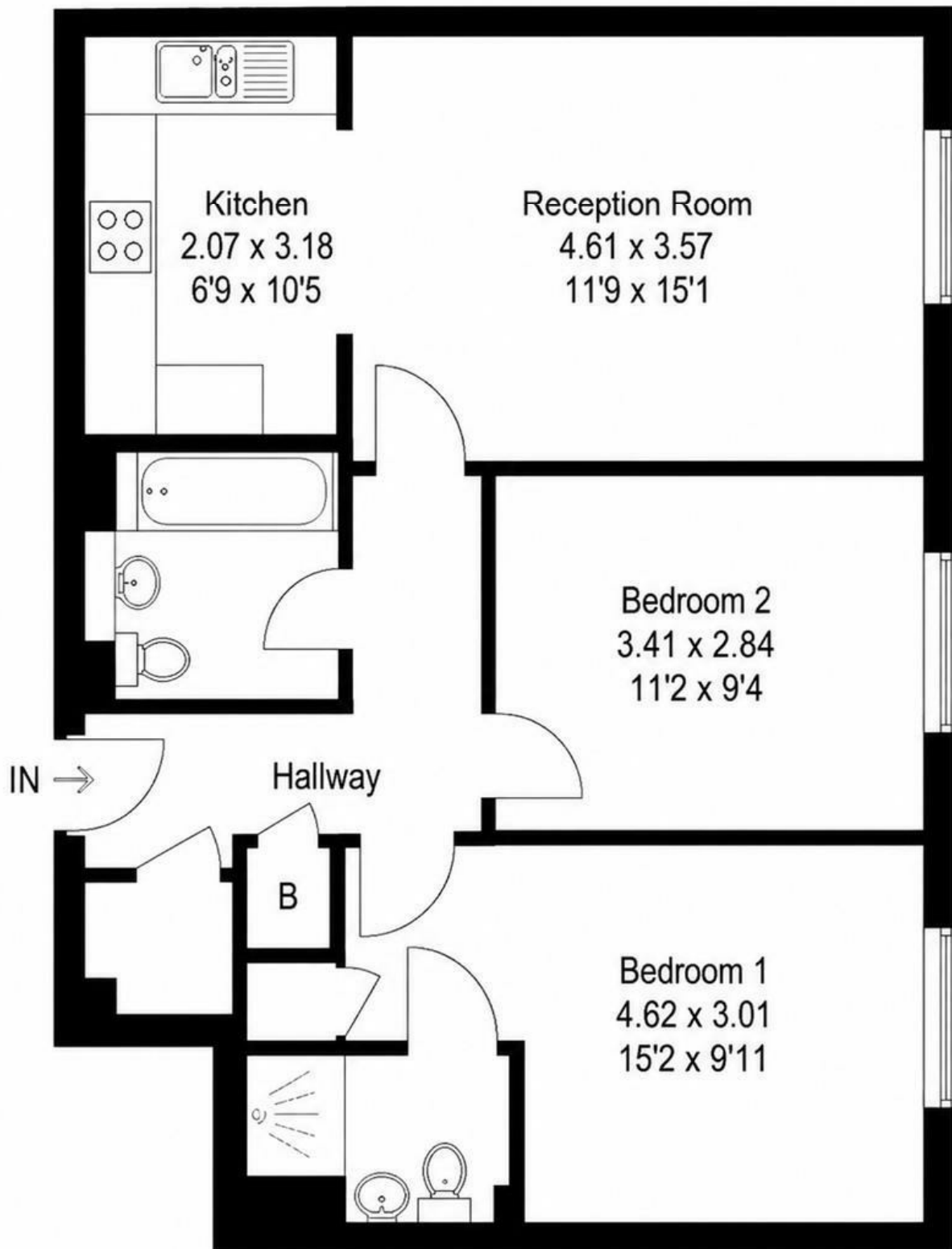
Further benefits include excellent storage throughout, secure underground allocated parking, lift access, and a well-maintained communal entrance.

Built in 2009, Hepburn Court is a popular modern development offering comfortable, low-maintenance living in one of Borehamwood's most sought-after locations.

This fantastic apartment would make an ideal first-time purchase, investment opportunity or downsize, and an internal viewing is highly recommended.

Please note that the photographs were taken prior to the commencement of the current tenancy.





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	
81	83
England & Wales	
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	