



# Simmons Estates

EST: 1996



## **Foster House, Borehamwood,**

**£1,650 PCM**

- Very Large Modern Apartment
- En Suite Shower Room
- Large Open Plan Lounge
- Spacious Dining Area
- Gas Central Heating
- Two Double Bedrooms
- Fitted Wardrobes
- Fantastic Condition Throughout
- Modern Family Bathroom
- Underground Gated Parking



**TOWN CENTRE!** A very large and beautifully presented two double bedroom 3rd floor apartment, offered in fantastic condition with a great size lounge, open plan kitchen / dining area, two Juliet balcony's, en suite shower room, ample storage and underground parking. Unfurnished.

The property is situated a short walk from town centre & mainline station, giving easy access to all shops, restaurants and Borehamwood shopping park.

#### Entrance Hall

Hardwood security entrance door, Amtico wood effect flooring, two large storage cupboards, CH radiator, sockets, doors leading to

#### Open Plan Lounge/Dining/Kitchen

18'6 x 17'8 (5.64m x 5.38m)



#### Lounge/Dining Area



Amtico wood effect flooring, UPVC double glazed windows to the front, UPVC double glazed door to Juliet balcony, two CH radiators, TV point, Virgin point, Sky point, sockets, spotlighting on dimmer switch.

#### Kitchen Area

Range of fitted units both wall mounted and base, ample work surface area, single bowl sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer, integrated double electric oven, four ring ceramic hob, extractor, integrated washing machine, sockets, spotlighting, on dimmer switch, Amtico wood effect flooring.

#### Master Bedroom

13'8 to fitted wardrobes x 12' (4.17m to fitted wardrobes x 3.66m)



UPVC double glazed window to the front, carpeted flooring, CH radiator, fitted wardrobes, sockets, door leading to

#### En-Suite Shower Room



Tiled flooring, mostly tiled walls, low flush WC, wash hand basin with mixer tap, fully tiled and enclosed shower cubicle with temperature and power settings, electric heated towel rail.

## Bedroom 2

12'5 x 11'5 (3.78m x 3.48m)



Carpeted flooring, UPVC double glazed door leading to Juliet balcony, CH radiator, sockets.

## Family Bathroom



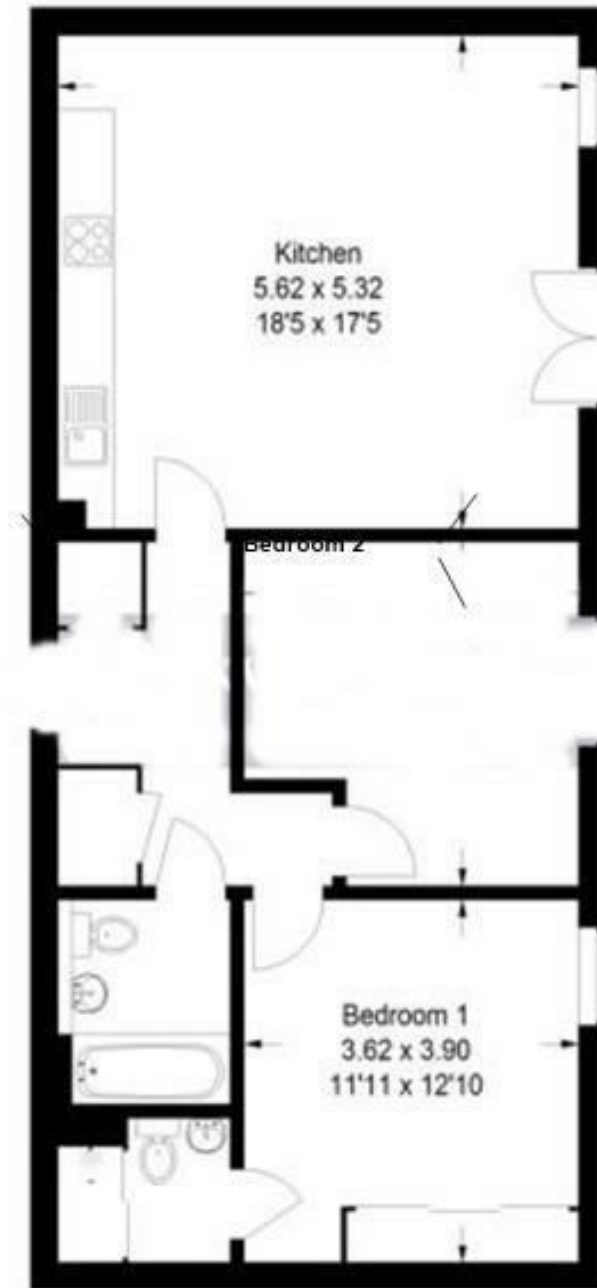
Tiled flooring, mostly tiled walls, low flush WC, wash hand basin with mixer tap, deep panel bath with mixer tap and hand held shower attachment, electric heated towel rail, spotlighting, extractor.

## Exterior

Underground allocated parking for one vehicle, a communal secluded roof terrace with decked seating areas, plants and shrubbery.



Approximate Gross Internal Area  
74.7 sq m / 804 sq ft



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	85	85
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		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	86	86
EU Directive 2002/91/EC		