

*A Reputation To Rely Upon*



**Alconbury Close, Borehamwood, Hertfordshire WD6 4QH**

**£289,950**

- Two Double Bedrooms
- Close To Station
- Allocated Parking
- Ample Storage
- Great First Time Buy
- Private Modern Development
- Great Size Lounge
- Gas Central Heating
- Fitted Wardrobes
- Fantastic Location



## 9 Sommerville Court Alconbury Close, Borehamwood, Hertfordshire WD6 4QH

A well presented two double bedroom second floor apartment that is offered in very good condition, with ample storage, allocated parking and a large living room. The apartment is situated in a very popular private development just a 10 minute walk from town & station, with easy access to London bus links, shops, synagogue and a number of schools.

### Entrance Hall

Hardwood security entrance door, entry phone system, CH radiator, laminate wood flooring, storage cupboard housing boiler, additional storage cupboard, doors leading to

### Lounge

18'7 x 11'8 (5.66m x 3.56m)



Laminate wood flooring, sockets, TV point, telephone point, CH radiator, UPVC double glazed window to the rear, spotlighting, opening through to

### Kitchen

8'8 x 5'3 (2.64m x 1.60m)



Range of fitted units both wall mounted and base, ample work surface area, space for fridge/freezer, built in gas oven, four ring gas hob, single bowl sink unit with mixer tap, extractor, space for washer/dryer, integrated dishwasher, spotlighting, timber framed velux window

### Family Bathroom



Tiled flooring, partly tiled walls, low flush WC, wash hand basin

with mixer tap with storage beneath, heated towel rail, deep panel bath with mixer tap and shower, spotlighting, extractor.

### Bedroom 1

10'9 x 9'1 (3.28m x 2.77m)



Carpeted flooring, built in storage, CH radiator, double aspect room with UPVC double glazed window to both the rear and the side, sockets, TV point, Internet point.

### Bedroom 2

9'8 x 8'8 (2.95m x 2.64m)



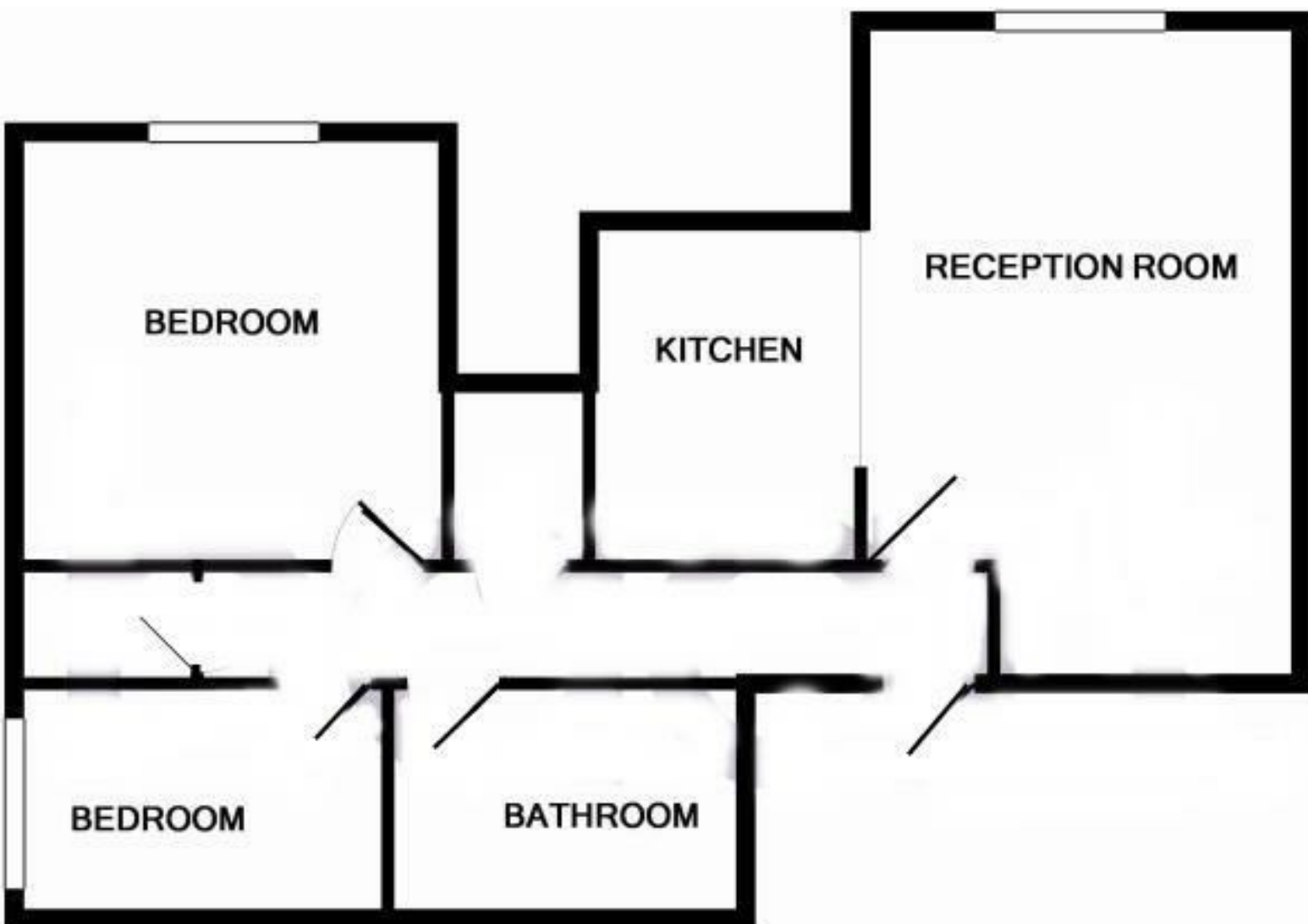
Carpeted flooring, CH radiator, UPVC double glazed window to the side, sockets, TV point.

### Exterior

Allocated and visitor parking.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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			
		78	80
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		83	84
England & Wales		EU Directive 2002/91/EC	