



# Simmons Estates

EST: 1996



## Todd Close, Borehamwood,

**£290,000**

- Two Bedrooms
- West-Facing Private Balcony
- Chain Free
- Communal Roof Terrace
- Allcoated Parking Space
- Third Floor Apartment (Top Floor)
- Share OF Freehold
- Open Plan Kitchen/Living Area
- Bike & Buggy Store
- Under a Mile from Elstree & Borehamwood Thameslink Station

**\*\*SHARE OF FREEHOLD\*\*** Situated on the top floor of the well-maintained Taylor Court development on Todd Close, this apartment immediately impresses with its bright and airy feel throughout. Built in 2011 and thoughtfully designed, the property offers a seamless blend of modern style and practical living.

The heart of the home is the spacious open-plan kitchen and living area, ideal for both everyday living and entertaining. There is ample space for dining and relaxation, while natural light floods the room, enhancing the contemporary finish and creating a warm, welcoming atmosphere. From here, you step out onto a private west-facing balcony with Astro turf, perfect for enjoying afternoon sun.

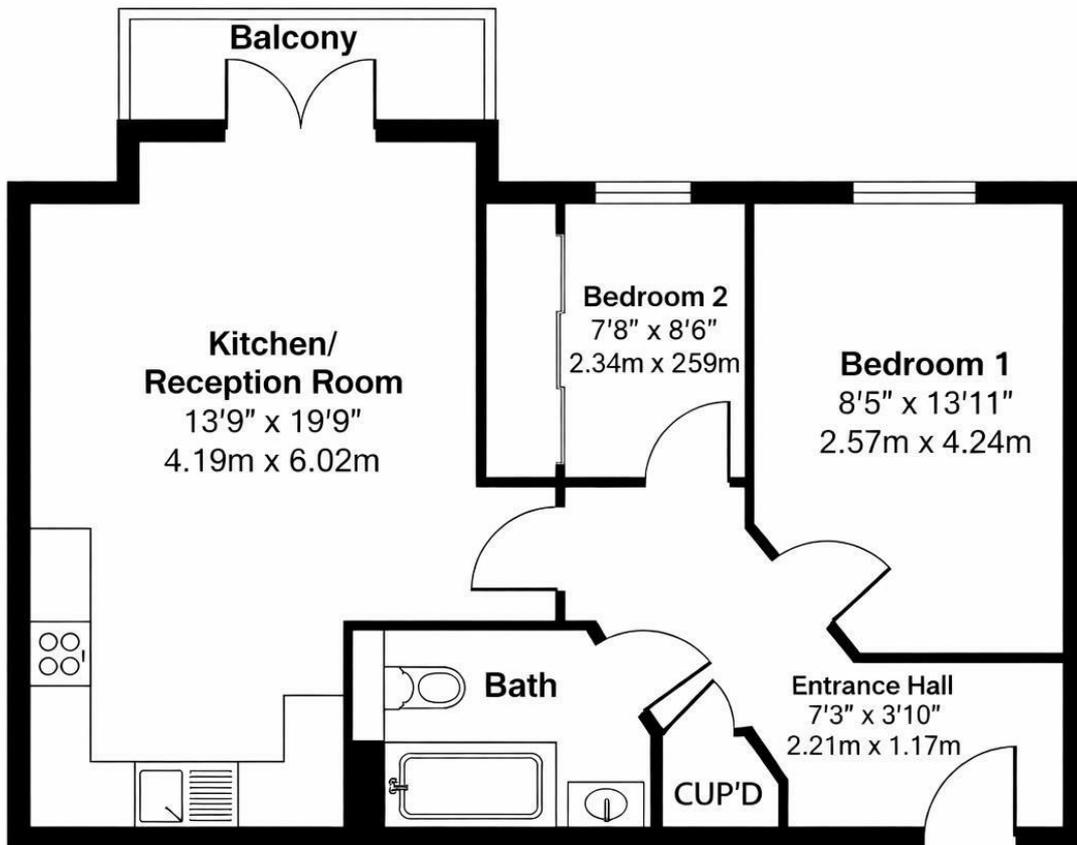
The apartment offers two well-proportioned bedrooms, both providing comfortable accommodation. The second bedroom benefits from fitted wardrobes, offering excellent storage, while the principal bedroom is equally versatile and well-suited as a guest room, nursery, or home office. The bathroom is finished to a modern standard, with a clean and stylish design.

A standout feature is access to the communal roof terrace, a rare addition that provides a unique outdoor space for residents to relax and unwind. Further benefits include a dedicated bike and buggy store.

The property also comes with an allocated parking space, adding convenience and peace of mind. Its top floor position enhances both privacy and quiet living.

Ideally located for commuters and local amenities, the apartment is under a mile from Elstree & Borehamwood Thameslink Station, offering direct links into central London. Tesco Superstore, Borehamwood Shopping Park, The Venue Leisure Centre, and excellent bus routes are all close by.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	72
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		83	84
	EU Directive 2002/91/EC		