



# Simmons Estates

EST: 1996



## Austen House, Borehamwood,

**£313,000**

- Well-Proportioned Two Double Bedrooms
- Bright South-West Facing
- Well-Presented Modern Bathroom
- Private Allocated Parking & Visitor Spaces Available
- Built Approximately Six Years Ago With A Long Lease
- Ground-Floor Apartment
- Built-in Wardrobes To Both Bedrooms
- Spacious Open-plan Kitchen, Living & Dining Area
- Ideally Situated Just Moments From The Station
- Exceptionally Well Presented Throughout

Positioned on the ground floor of a modern, purpose-built development comprising just eight apartments, this beautifully presented two double bedroom home offers contemporary accommodation in an exceptionally convenient location.

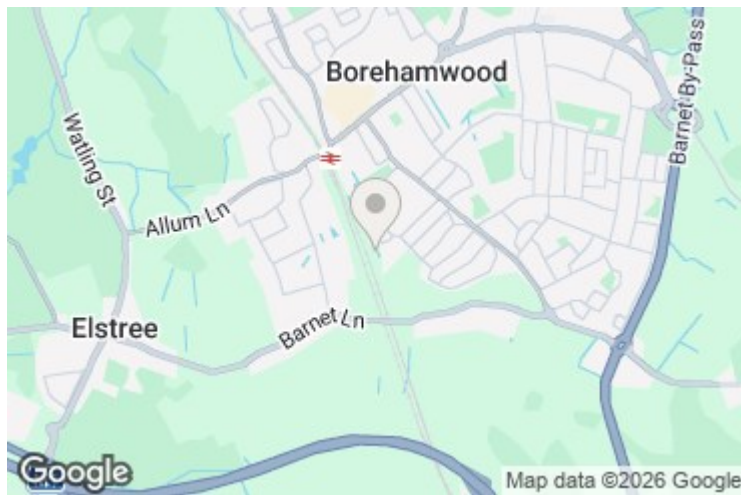
Constructed around Six years ago and benefiting from a long lease, the apartment is perfectly suited to first-time buyers, professionals, or investors looking for a ready-to-move-into property close to excellent transport links.

The accommodation begins with a welcoming entrance hall, complete with useful built-in storage. At the heart of the home is a bright, open-plan kitchen, living and dining area, featuring a stylish fitted kitchen with integrated appliances, including a dishwasher and fridge freezer. The south-west facing aspect fills the living space with natural light throughout the day, creating a warm and inviting atmosphere.

Both bedrooms are generous doubles and benefit from fitted wardrobes, while the contemporary bathroom is finished to a high specification with modern fixtures and fittings.

Additional features include gas central heating, a secure entry phone system, an allocated parking space, visitor parking, and well-maintained communal areas.

Conveniently located approximately 0.2 miles from Elstree & Borehamwood Station, the apartment provides excellent rail connections into Central London and is within easy walking distance of a wide range of shops, restaurants, and everyday amenities.





| 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>                  | 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>                                      | EU Directive 2002/91/EC |