



# Simmons Estates

EST: 1996



**Lexington Close, Borehamwood,**

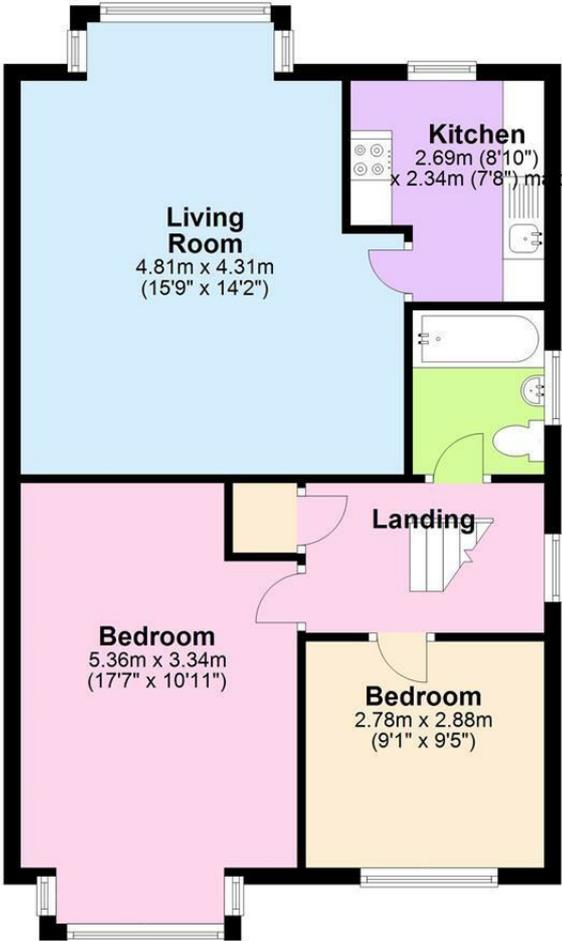
**£1,600 PCM**

- First Floor Maisonette
- Large Living Room
- New Carpets Throughout
- Front Garden
- Permit Parking
- Two Double Bedrooms
- Separate Kitchen
- New Fully Tiled Bathroom
- Available immediately

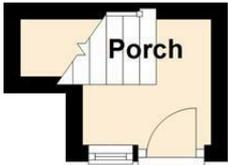
Available immediately, this refurbished two-bedroom first-floor maisonette is situated in a sought-after residential area just a short walk from the mainline station and town centre. The property offers two good-sized double bedrooms, a spacious living room, a separate modern kitchen with newly fitted units, and a fully tiled brand-new bathroom. Additional benefits include new carpets throughout, a private, well-maintained front garden, and permit parking. Ideally suited for professionals or small families, this home is perfectly positioned for commuters and those seeking convenient access to local amenities. Early viewing is highly recommended.



**First Floor**



**Ground Floor**



Total area: approx. 65.3 sq. metres (703.0 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation. Plan produced using PlanUp.

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			
		71	75
<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	