



Simmons Estates

EST: 1996



Hollywood Court, Elstree,

£379,950

- SHARE OF FREEHOLD
- Second Floor Apartment
- High Ceilings Throughout
- New Windows
- Close To Elstree & Borehamwood Station

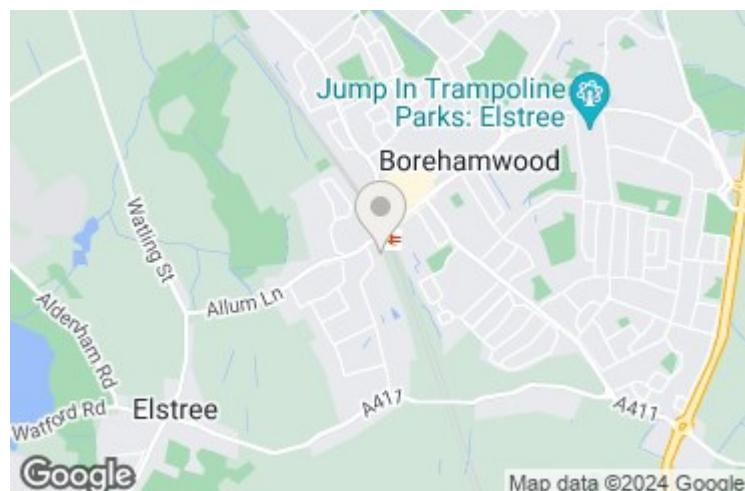
- Three Double Bedrooms
- Separate Kitchen
- Good Condition
- Private Balcony
- Chain Free

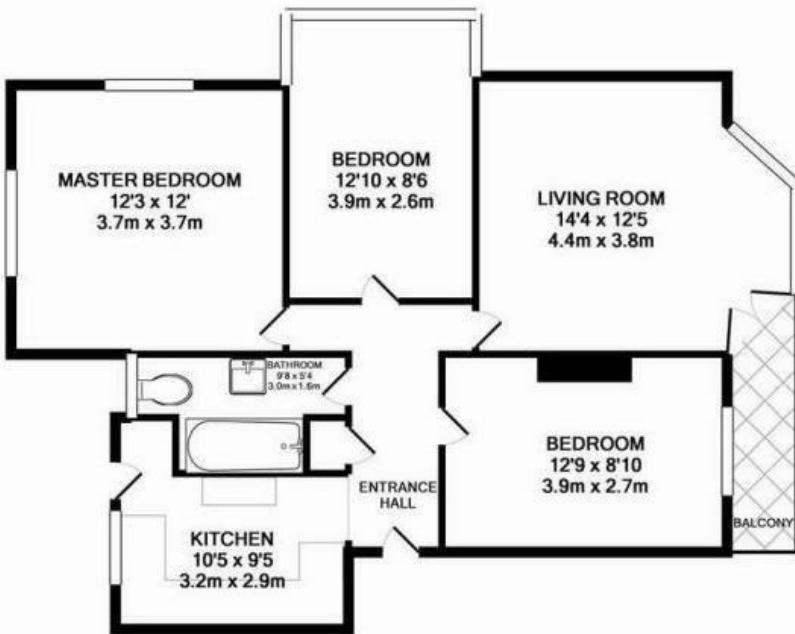
A newly redecorated top (2nd) floor three-bedroom apartment with a long lease and SHARE OF FREEHOLD, located less than 5 minutes' walk from Elstree and Borehamwood Thameslink station. This stunning apartment boasts high ceilings throughout, is in good condition, and features newly installed windows.

The entrance hall leads to all rooms and loft storage. The spacious, bright reception room features a balcony, and the apartment includes three double bedrooms, a modern separate kitchen, and a contemporary bathroom. Residents benefit from off-street parking with a permit and communal gardens in the center of the development.

The property is ideally situated near Elstree & Borehamwood Thameslink station, offering services to Kings Cross and Farringdon, making it perfect for commuters. Nearby amenities include The Boulevard shopping park with stores like Aldi, Lidl, and Marks and Spencer, a variety of restaurants, places of worship, a library, parks, and a swimming pool/gymnasium.

Recent upgrades to the external common areas include a new roof, redecoration, and a new main front door, with internal common areas and the driveway set to be refurbished soon (already paid for).





TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.7 SQ.M.)

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	57	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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