

9a Brookmans Avenue, Flat 2, Brookmans Park, AL9 7QH



Price: £845,000
Leasehold

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
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Email: sales@vanessamccallumestates.co.uk
<https://www.vanessamccallumestates.co.uk>



A unique opportunity to purchase the first of its kind in Brookmans Avenue. A luxury apartment available on the first floor benefiting from views over Brookmans Park Golf Course and has an open plan living area to the rear, 2 bedrooms, 2 en-suites, Study and allocated parking. This apartment also has a private lift.

- Open plan Living/Dining/Kitchen
- 2 Bedrooms
- 2 Bathrooms
- 1 Reception and Separate Study
- Views over Golf Course
- Allocated Parking
- Stones Throw to Local Shops and Station
- First of its kind in Premier Road
- 199 Year Lease
- Private Lift to First Floor

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FEATURES

DESCRIPTION

A rare opportunity to acquire a stunning 2 bedroom 2 bathroom converted first floor apartment with a private lift. This apartment benefits from views over Brookmans Park Golf Course. It is fabulously situated in the village's premier road and is walking distance to the mainline railway station various local shops, Post Office and Restaurants, Golf and Tennis Clubs.

ACCOMMODATION

Reception Hallway - 20'2 x 5'8 with storage, double doors to
Open plan lounge/diner/kitchen - 22'2 x 25'3 with Juliet Balcony
Utility room- 6'3 x 4'10
Master bedroom suite :
Bedroom 16'0 x 9'9, Dressing Room 8'8 to rear of w'drobes x 3'10, en-suite shower/bathroom 9'5 x 6'5
Bedroom 2 - 16'4 x 14'2 reducing to 8'9,
Study - 13'2 x 9'4 reducing to 7'0
Family Bath/Shower Room
Private Lift
Communal Garden
Superb Views
Allocated parking space

LOCATION

Brookmans Avenue is regarded as the premier road within this village. The local shops, schools and mainline railway station (Kings Cross/Moorgate) are all within walking distance. Queenswood, Lochinver and Stormont Schools are only a short drive away as are the M25 and A1(M).

SERVICES Gas Central Heating and Mains Drainage. This apartment has a private lift. 199 Year Lease.

LOCAL AUTHORITY Welwyn and Hatfield

VIEWING STRICTLY BY APPOINTMENT WITH VANESSA MCCALLUM ESTATES

IMPORTANT NOTICE CONCERNING THESE PARTICULARS None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents: * One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card) * A recent document identifying your postal address (eg. Utility Bill, Bank Statement,

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