

Brookmans Manor, Brookmans Park, AL9 7BZ

Price: £599,999
Leasehold



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



We are delighted to offer for sale this luxurious 2 bedroom, 2 bathroom first floor apartment in this exclusive development with gated access and underground parking for 2 vehicles. This is a superb size apartment and benefits from a good size balcony off the reception room. The apartments have a lift and access to landscaped communal grounds. An internal viewing is highly recommended.

- LUXURIOUS 2 BEDROOM FIRST FLOOR APARTMENT
- EXCLUSIVE GATED DEVELOPMENT
- 2 BATHROOMS
- SUPERB SIZE APARTMENT
- BALCONY OFF THE RECEPTION ROOM
- UNDERGROUND PARKING FOR 2 VEHICLES
- LIFT
- LANDSCAPED COMMUNAL GROUNDS

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN
UTILITY ROOM
RECEPTION ROOM - with balcony
2 BEDROOMS - one with En-Suite bathroom
SHOWER ROOM
LANDSCAPED COMMUNAL GROUNDS
LIFT
UNDERGROUND PARKING FOR 2 VEHICLES
PRIVATE STORAGE CUPBOARD

LOCATION

Georges Wood Road is regarded as one of the village's premier roads and is a turning off of the Great North Road (A1000) and a continuation of Brookmans Avenue. Brookmans Park village centre, mainline railway station (Kings Cross/Moorgate) local schools and the golf club are only a few minutes drive away as are the A1(M) and M25.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

Lease -990 years plus (not verified)
Service Charge £400 pcm (not verified)
Ground Rent £450 per annum (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

LOCAL AUTHORITY

Welwyn Hatfield Council.

VIEWING

STRICTLY BY APPOINTMENT VIA 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

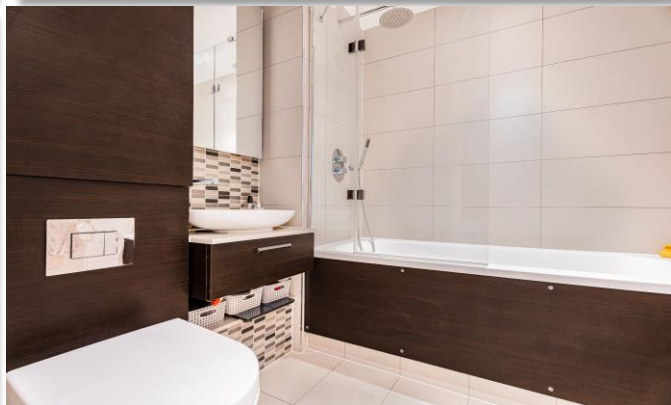
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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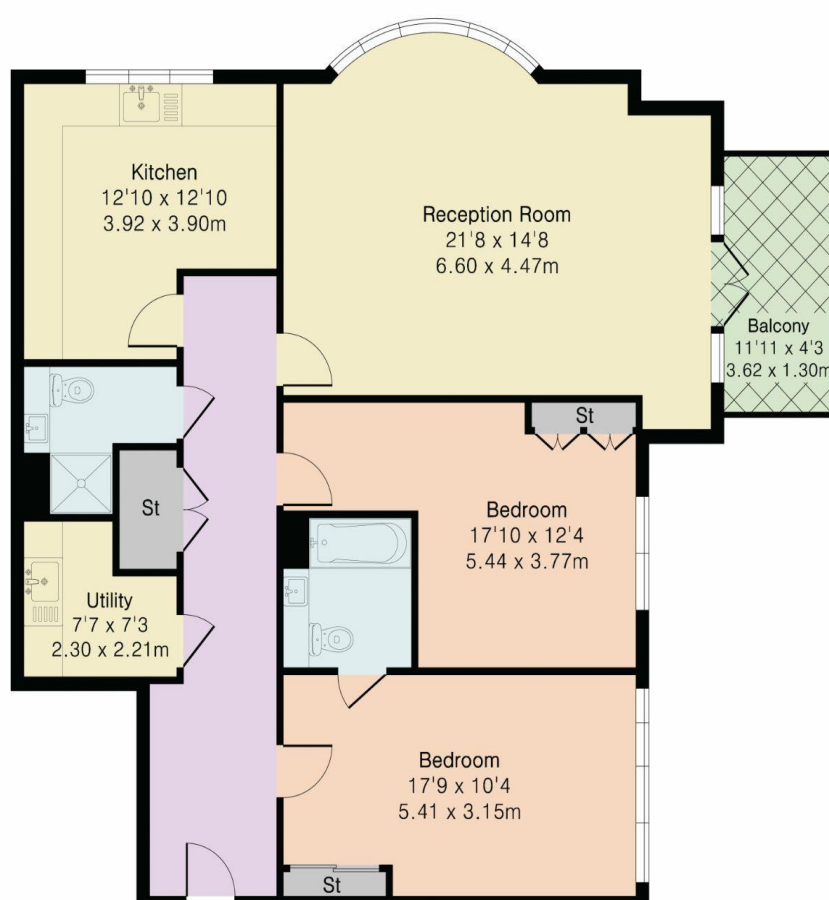
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Approximate Gross Internal Area 1232 sq ft - 115 sq m
(Including Balcony)
Balcony Area 51 sq ft – 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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