

STATONS



Brookwood

Georges Wood Road



Brookwood
Georges Wood Road
Brookmans Park
Hertfordshire
AL9 7BY

AVAILABLE from 13th March 2023. A superb appointed spacious three bedroom, first floor apartment, with lift, within this exclusive gated development featuring a separate kitchen/diner with 'Miele' appliances, lounge with terrace balcony, master bedroom, dressing room and en suite bathroom, two further bedrooms, shower room, utility room, communal gardens and two secure gated underground parking places. No Pets.

The property is within access of the village's shops, eateries and mainline train station with direct access into London's Kings Cross and Moorgate (approximately 39 minutes) while the M25 and A1(M) are a short drive away. Also nearby is Gobions Open Space and Northaw Great Woods offering picturesque walks and countryside.

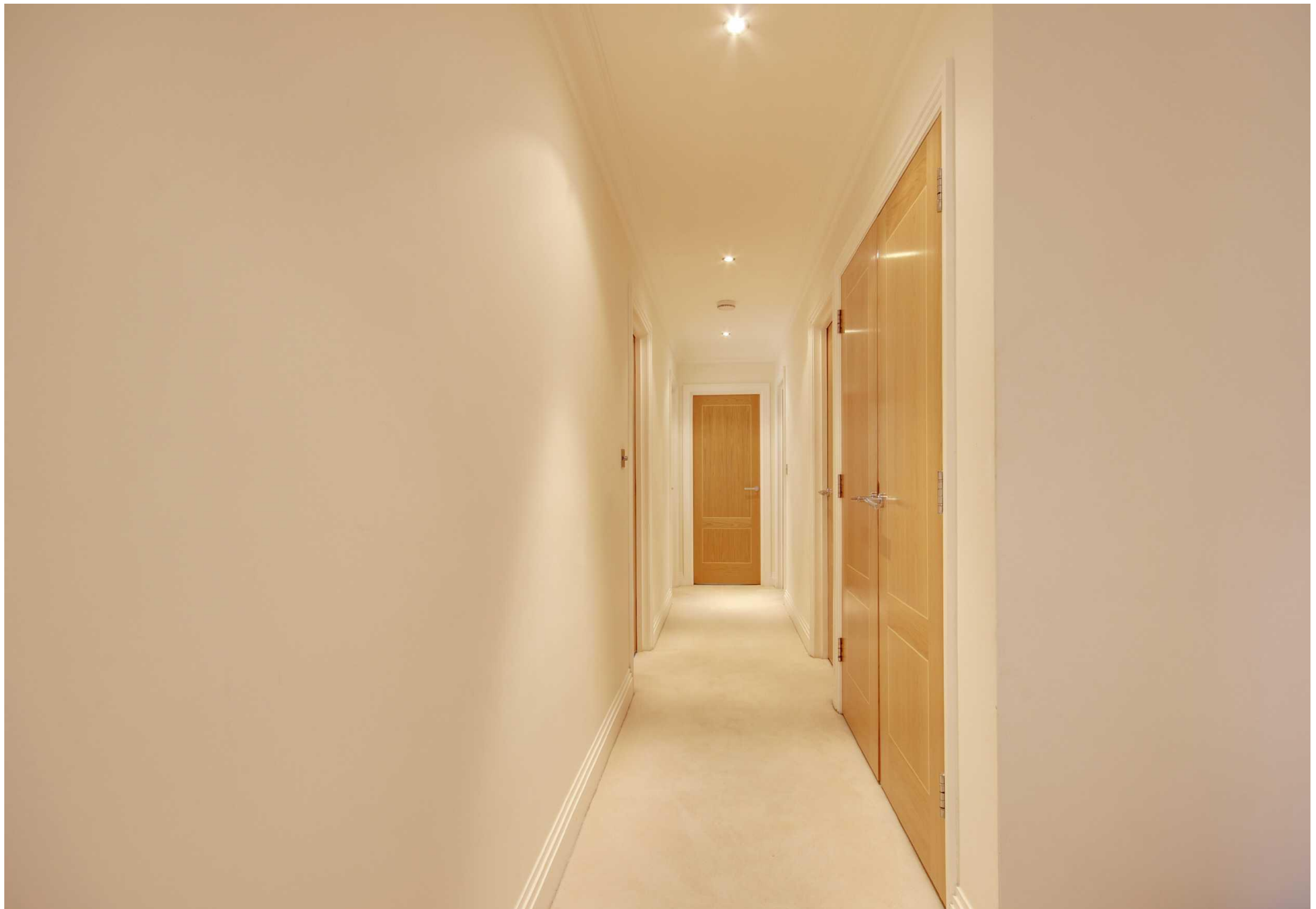
Council Tax Band G
Welwyn and Hatfield Council
5 weeks rent as security deposit

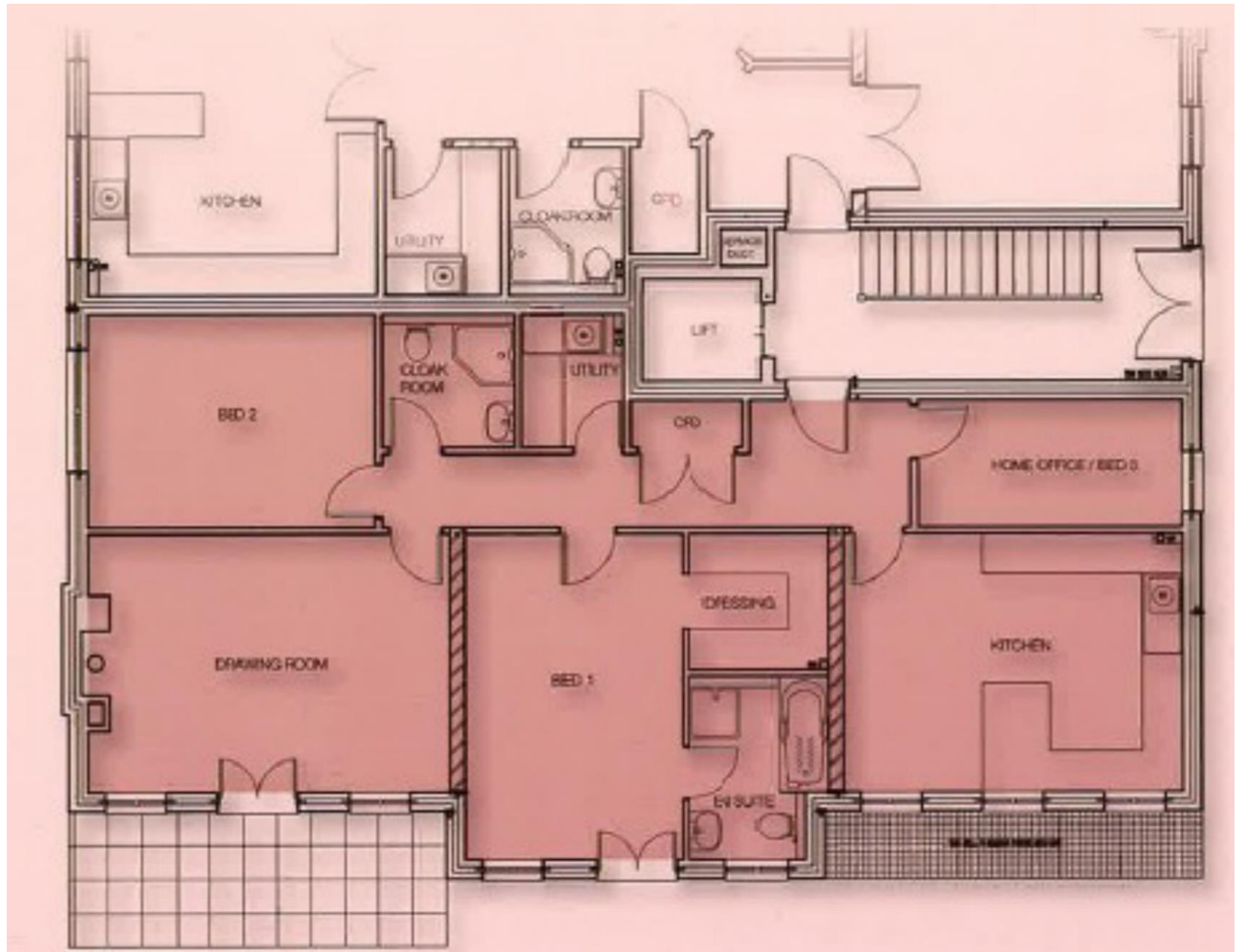












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

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