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Bradmore  
House,  
Brookmans  
Park

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PARK

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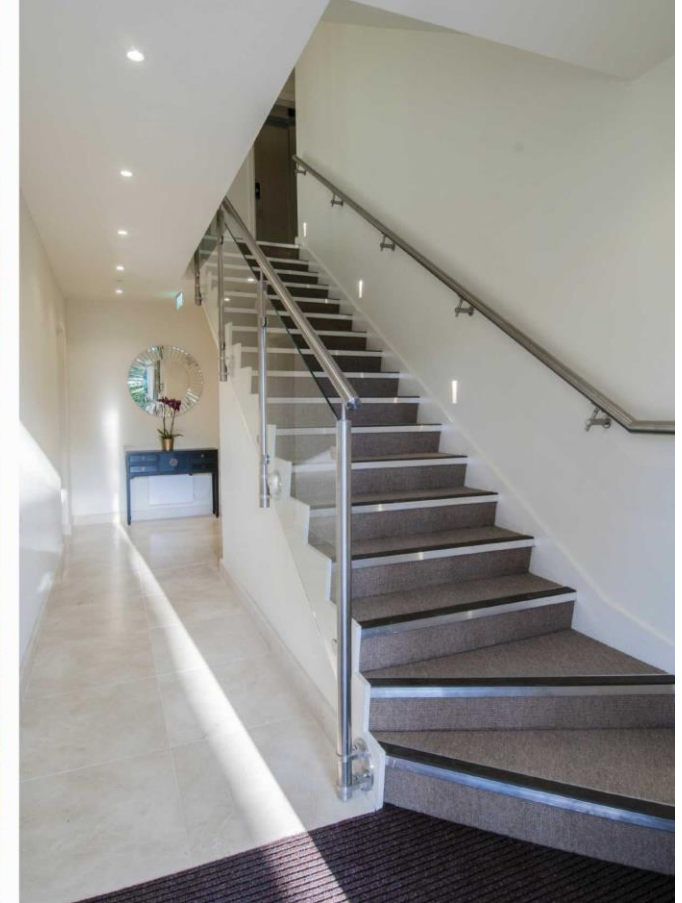
# Bradmore House, Brookmans Park AL9 7QX

**NO ONWARD CHAIN.** This stunning penthouse apartment occupying the entire top floor of this exclusive development finished to the highest specification with direct lift access into entrance hall, 3 bedrooms, 2 bathrooms, dressing room, contemporary kitchen, lounge/dining room.

The accommodation comprises of contemporary kitchen/breakfast room fitted with Miele appliances, living room/dining room, master bedroom suite with large dressing room and luxury fitted en-suite bathroom, further double bedroom, family bathroom, bedroom 3/study with additional storage. Benefiting from a communal garden, 2 allocated parking spaces and CCTV security entry phone system. RTI (Remote Technologies Incorporated) control system which controls CCTV, Surround System, TV, Sky, Lighting and Music throughout the apartment which can be accessed via mobile phones, iPads and RTI wall-mounted touch panel.

Brookmans Park is widely regarded as one of the most desirable places to live in Hertfordshire with its village atmosphere, semi-rural location and unique homes. The larger towns of Potters Bar, Welwyn Garden City and St Albans are within close proximity, offering an array of shopping and leisure facilities.

The apartment is within close proximity to 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.






















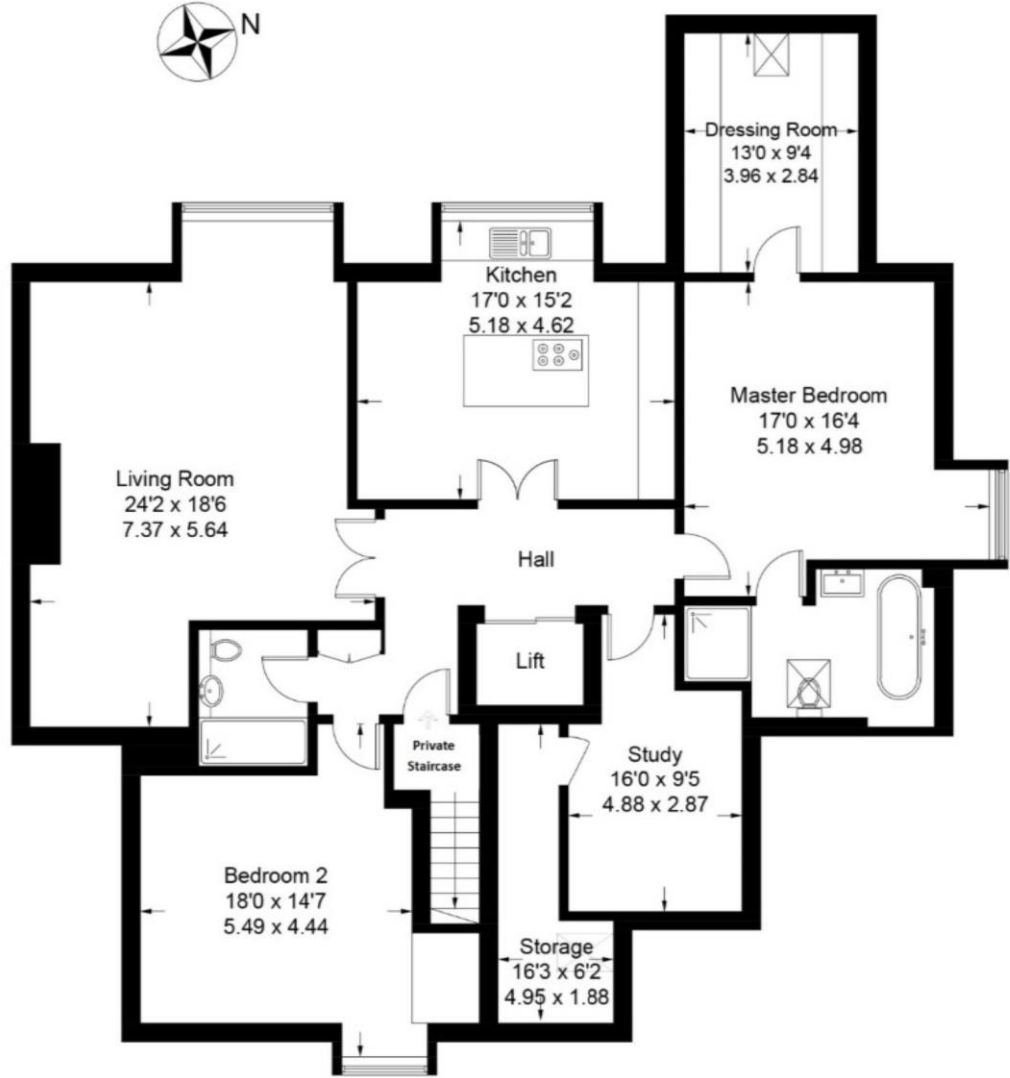


Approximate Gross Internal Area = 1811 sq ft / 168.3 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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		
England, Scotland & Wales	EU Directive 2002/91/EC	

Local Authority:  
 Welwyn & Hatfield  
 Council Tax Band: F  
 Share of Freehold

**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 sizes are approximate. All dimensions include wardrobe spaces where applicable.



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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