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Brookwood
Georges Wood Road
Brookmans Park

Brookwood, 1-3 Georges Wood Road, Brookmans Park AL9 7BY

This fabulous three bedroom first floor apartment boasts circa 1573 sq ft of modern, luxurious living accommodation including underfloor heating, Sonos multi-room music system, lift service and two underground parking spaces. Located on this sought after road behind electric security gates the apartment comprises spacious reception hallway, stylish lounge with doors onto balcony overlooking the lovely south facing communal gardens, kitchen/breakfast room, three bedrooms two of which have en-suite facilities as well as a family bathroom. The property also enjoys wonderful communal gardens and visitors parking spaces.

Conveniently situated within easy access of Brookmans Park's village shops, catering for day to day needs, the mainline rail station serving London's Moorgate and Kings Cross Stations (approximately 37 minutes) via Finsbury Park and an excellent selection of local schooling including Brookmans Park primary and Chancellor's secondary schools.

























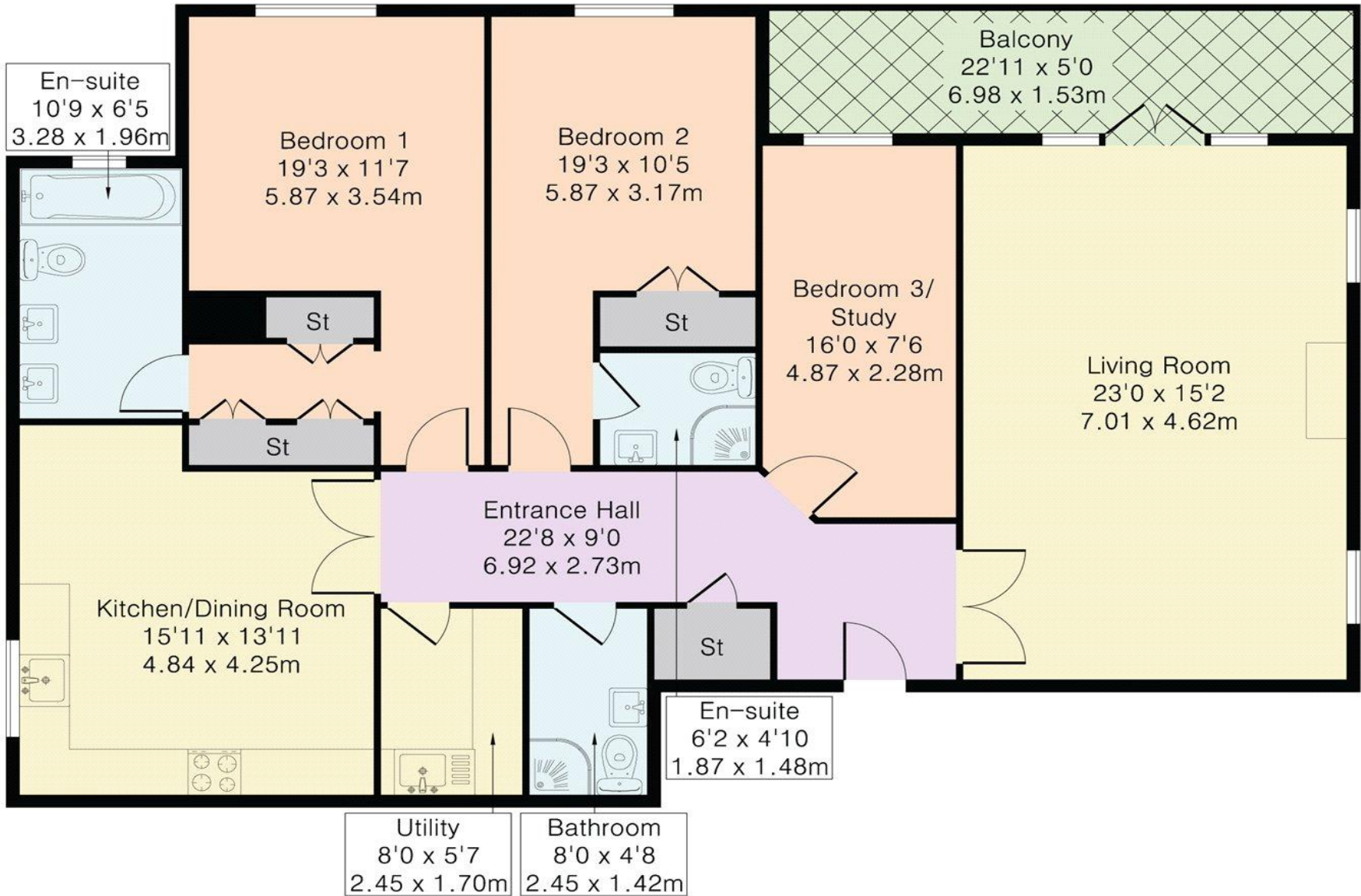


Approximate Gross Internal Area 1573 sq ft – 146 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	85	86
A		
(81-91)		
B		
(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		

Local Authority: Welwyn & Hatfield
Council Tax Band G
Tenure: Leasehold
Service Charge: £3,900 p.a.
Ground Rent: £300 p.a.

DISCLAIMER: In accordance with the 199: 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 space where applicable.





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STATONS BROOKMANS PARK

53 Bradmore Green
Brookmans Park
Herts AL9 7QS

T: 01707 661144

brookmans@statons.com

