

**Brookmans Manor, Brookmans Park, AL9 7BZ**

**Price: £425,000**  
**Leasehold**



Vanessa McCallum Estates Ltd  
51 Bradmore Green, Brookmans Park,  
Hertfordshire, AL9 7QS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
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**\*\* CHAIN FREE\*\***

Offered for sale chain free. We are delighted to offer for sale this luxurious 1 bedroom 2 bathroom penthouse apartment situated in this sought after gated development. Benefitting from a great size open plan lounge/kitchen, balcony, 2 allocated parking spaces, and use of communal grounds. This really is a superb apartment of which an internal viewing is highly recommended.

- LUXURIOUS 1 BEDROOM PENTHOUSE APARTMENT
- CHAIN FREE
- 2 BATHROOMS
- GREAT SIZE OPEN PLAN LOUNGE/KITCHEN
- BALCONY
- SOUGHT AFTER GATED DEVELOPMENT
- 2 ALLOCATED PARKING SPACES
- COMMUNAL GARDENS

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## FEATURES

### DESCRIPTION

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### ACCOMMODATION

ENTRANCE HALLWAY  
KITCHEN/LIVING ROOM

BEDROOM - with En-Suite shower room  
BATHROOM

COMMUNAL GARDENS  
2 ALLOCATED PARKING SPACES

### 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.

### LOCAL AUTHORITY

Welwyn Hatfield Council.

### SERVICES

Gas Central Heating and Mains Drainage.  
Council Tax Band E

£350 Ground Rent per annum. (not verified).  
£1,800 Service Charges every six months. (not verified).  
989 Years left on Lease (not verified).

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

### VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES

### IMPORTANT INFORMATION 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 £25 plus vat per person.

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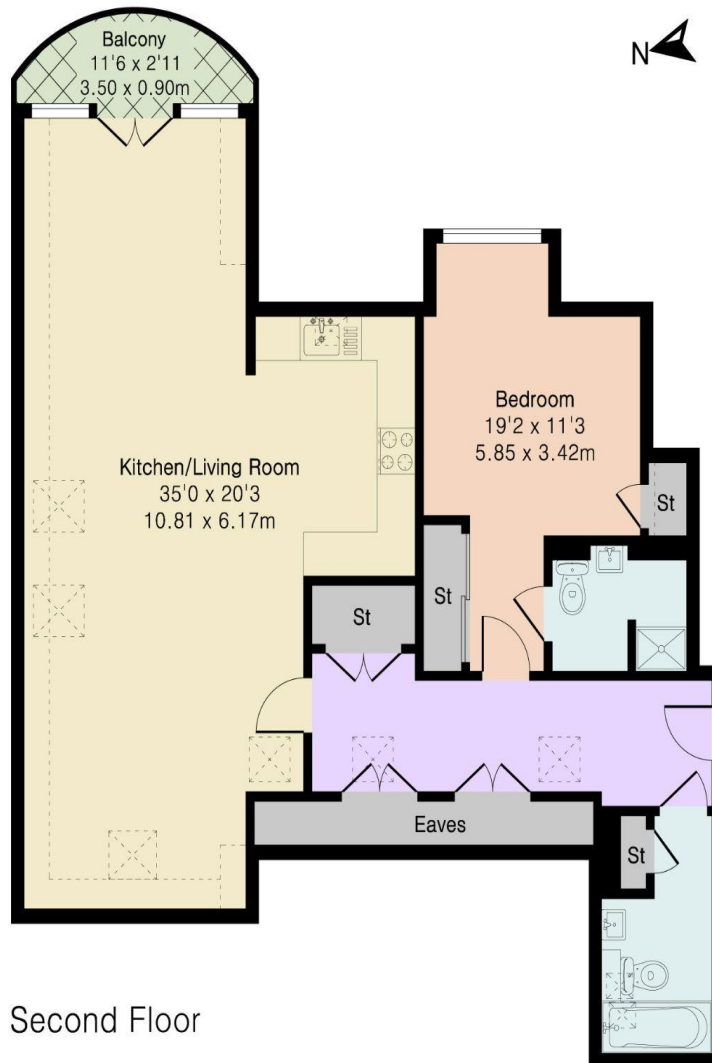
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**Approximate Gross Internal Area 970 sq ft - 90 sq m**



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.

