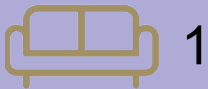




**2 Bed
Apartment
located in Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

**2 Bradmore Way
Brookmans Park
AL9 7QX**



£700,000

Offered chain free this extremely well presented luxury ground floor apartment features full fitted kitchen, separate utility room, two bedrooms, one with en-suite, private parking, private patio, communal gardens. Viewing highly recommended.

Offered chain free this extremely well presented luxury ground floor apartment features fully fitted kitchen, separate utility room, two bedrooms, one with en-suite, private parking, private patio, communal gardens. Viewing highly recommended.

Communal entrance door with video entry phone system. Panelled front door with spyhole opens into

ENTRANCE HALL

20'7 x 4'9 widening to 6'2

Engineered wood flooring with underfloor heating on water system. Automatic light.

KITCHEN / DINER

20'0 x 12'0

Range of cream high gloss wall and base units featuring cupboards and drawers. Worktops and upstands with inset Miele 5-ring gas hob with concealed extractor above. One and a half bowl stainless steel sink. Integrated Miele dishwasher, fridge freezer, oven and microwave. Breakfast bar with lights. LED ceiling spotlights and downlighters. Concealed Valiant gas central heating boiler. Double glazed window to rear. Double glazed casement door to side giving access to rear patio. TV ariel point. Tiled floor with underfloor heating on water system.

UTILITY ROOM

6'5 x 8'0

Double width cupboard housing pressurised hot water tank. Underfloor central heating valves and electric consumer unit. Space for plumbing washing machine. Tiled floor and splashbacks. Wall and base cupboards. Ceiling spotlights.

LOUNGE

19'7" x 15'5" maximum width, narrowing to 36'1" x 6'

Width measurement taking into bay. Double glazed windows and casement doors to rear. Two TV ariel and satellite points. Engineered wood flooring with underfloor heating. LED ceiling spotlights.

BEDROOM ONE

12'0 x 9'4

With further 3'7 door recess. Length measurement taken to the back of fitted wardrobes being three double width with hanging rails and shelving. Underfloor heating. Double glazed windows and casement door to small private patio. Ceiling spotlights. TV ariel point.

EN-SUITE SHOWER

6'8 x 4'6

White suite comprising of large shower base with overhead and hand shower. Wall mounted floating W.C and vanity top wash basin with drawer below. Heated towel rail. Extractor fan. Ceiling LED spotlights. Tiled walls and floor. Underfloor heating.

BEDROOM TWO

14'1 x 12'1

Length measurement taken into bay. Double glazed window to front. Width of measurement taken to back of fitted wardrobes being three double width with hanging rails and shelving. Underfloor heating. LED ceiling spotlights. TV ariel point.



BATHROOM

6'6 x 5'5

White suite comprising bath with mixer tap. Hand shower and overhead shower. Folding glass shower screen. Vanity top wash basin. Wall mounted floating W.C. Tiled walls and floor. Underfloor heating. Heated towel rail. Extractor fan. LED ceiling spotlights. Mirror fronted vanity cabinet. Obscure double glazed window to side.

EXTERIOR

With access from both kitchen and lounge. Private paved patio over 30ft wide with external power and lighting points. Backing South Easterly. Steps leading up to communal lawned area with well tended surrounding shrub and flower borders. Access to front via sideway with security gate.

Tenure - Leasehold - Share of Freehold. Service charge - Circa. £2,100.00 PA . Council tax band F - Welwyn & Hatfield Council.

Property Misdescriptions Act

As Agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they



are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller as we will not have had sight of the title documents. Before viewing a property, do please check with us as to its availability and also request clarification or information on any points of particular interest to you to save you a wasted journey.





**Bradmore House 2 Bradmore Way, Brookmans Park,
AL9 7QX**





Bradmore House, Bradmore Way, Brookmans Park, AL9 7QX

Total Area: 93.9 m² ... 1011 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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