



**2 Bed  
Apartment  
located in  
Brookmans Park**

Offers In The Region Of  
£650,000



Bradmore Way  
Brookmans Park  
AL9 7QX

A stunning first floor Two double bedroom Luxury apartment with an En-Suite. The property is located in this most convenient location in the heart of Brookmans Park Village with it local shops and transport facilities. As well as offering excellent accommodation there is off street parking.

#### COMMUNAL ENTRANCE HALL

Security video entry phone system into:

#### ENTRANCE HALL

Tiled hallway, inset spotlights. Staircase to first floor with glazed panel balustrade and lift servicing all floors. Automatic lighting and Wooden multi-panelled entrance door to the apartment which opens into:

#### ENTRANCE HALL

14'4" x 9'4"

Engineered wooden flooring, inset spotlights, video entry phone, alarm keypad, large storage cupboard and access to all rooms.

#### RECEPTION ROOM/OPEN PLAN KITCHEN

30'0" x 22'0"

Reception Room Area:

Inset low voltage spotlights, solid engineered wooden floor, semi-circular bay overlooking the rear garden with UPVC framed double glazed picture windows and patio doors with a Juliette balcony, wired-in smoke alarm, t.v. aerial point, thermostat for underfloor gas central heating.

Kitchen Area:

Extensively fitted with a large range of cream hi gloss wall and base units with brown composite worktops, eye level Miele double oven, inset Miele hob with AEG extractor hood over, integrated fridge/freezer and Miele integrated dishwasher, one and a half bowl inset stainless steel sink unit with mono bloc tap, UPVC framed double glazed window to side aspect.

#### UTILITY ROOM

Inset single bowl stainless steel sink unit with cupboards below, washing machine and tumble dryer, cupboard housing

Vaillant combination gas boiler, UPVC framed double glazed window to side.

#### MASTER BEDROOM

13'8" x 12'3"

Large UPVC framed double glazed picture windows, two fitted wardrobes with inset shelving and hanging rails, central dressing table with drawers below, wall mounted thermostat for underfloor gas heating, t.v. aerial point. Door to:

#### EN-SUITE SHOWER ROOM

Large walk in power shower with glass sliding doors, concealed low flush w.c., wall mounted wash hand basin with vanity unit below, chrome heated towel rail, tiled walls, extractor fan, inset ceiling spotlighting.

#### BEDROOM TWO

15'4" x 10'1"

UPVC framed double glazed windows, inset spotlighting, thermostat for underfloor gas central heating.

#### BATHROOM

White suite comprising panel enclosed bath, wall mounted shower and bi-folding glass shower screen, concealed cistern low flush w.c., wall mounted wash hand basin with vanity unit below, chrome heated towel rail, UPVC frosted double glazed window, inset ceiling spotlighting, extractor fan, tiled walls.

#### EXTERIOR

##### COMMUNAL GARDENS TO REAR

Communal garden that is mainly laid to lawn with flower borders and sitting area.

##### FRONT

Approached via a bloc paved driveway with private parking.

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

Property Information

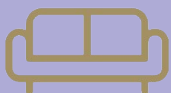
We believe this information to be accurate, but it cannot be



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guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





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





Bradmore Way, Hertfordshire AL9

Total Area: 95.5 m<sup>2</sup> ... 1028 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Duncan Perry

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

## DIRECTIONS

Please refer to Google Maps using postcode.

## CONTACT

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