

Apt 5 ,58 Bluebridge Road, Brookmans Park, AL9 7SA

Price: £495,000
Share of Freehold



Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
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A superb 2 bedroom 2 bathroom penthouse apartment in this select development of 5 apartments. Ideally situated in this sought after village within walking distance to the mainline railway station and variety of shops. This is a superb 2nd floor apartment with juliet balcony overlooking communal gardens. An internal viewing is essential.

- SUPERB 2 BEDROOM PENTHOUSE APARTMENT
- 2 BATHROOMS
- JULLIET BALCONY OVERLOOKING COMMUNAL GARDENS
- SHARE OF FREEHOLD
- SELECT DEVELOPMENT OF 5 APARTMENTS
- LONG LEASE
- IDEALLY SITUATED IN THIS SOUGHT AFTER VILLAGE
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY
KITCHEN/LIVING ROOM
2 BEDROOMS - one with En-Suite shower room
BATHROOM
EAVES STORAGE
COMMUNAL GARDENS
COMMUNAL PARKING

LOCATION

Bluebridge Road is one of the main roads through Brookmans Park which leads into the village where you will find a variety of local shops, mainline railway station (Kings Cross/Moorgate), primary school etc. The Golf and Tennis Clubs are only a short drive away, as is the A1(M) and M25.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F

£100 Service Charges per Month (not verified)
185 Years left on Lease (not verified)

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. Please note that this property is owned by one of the employees at Vanessa McCallum Estates.

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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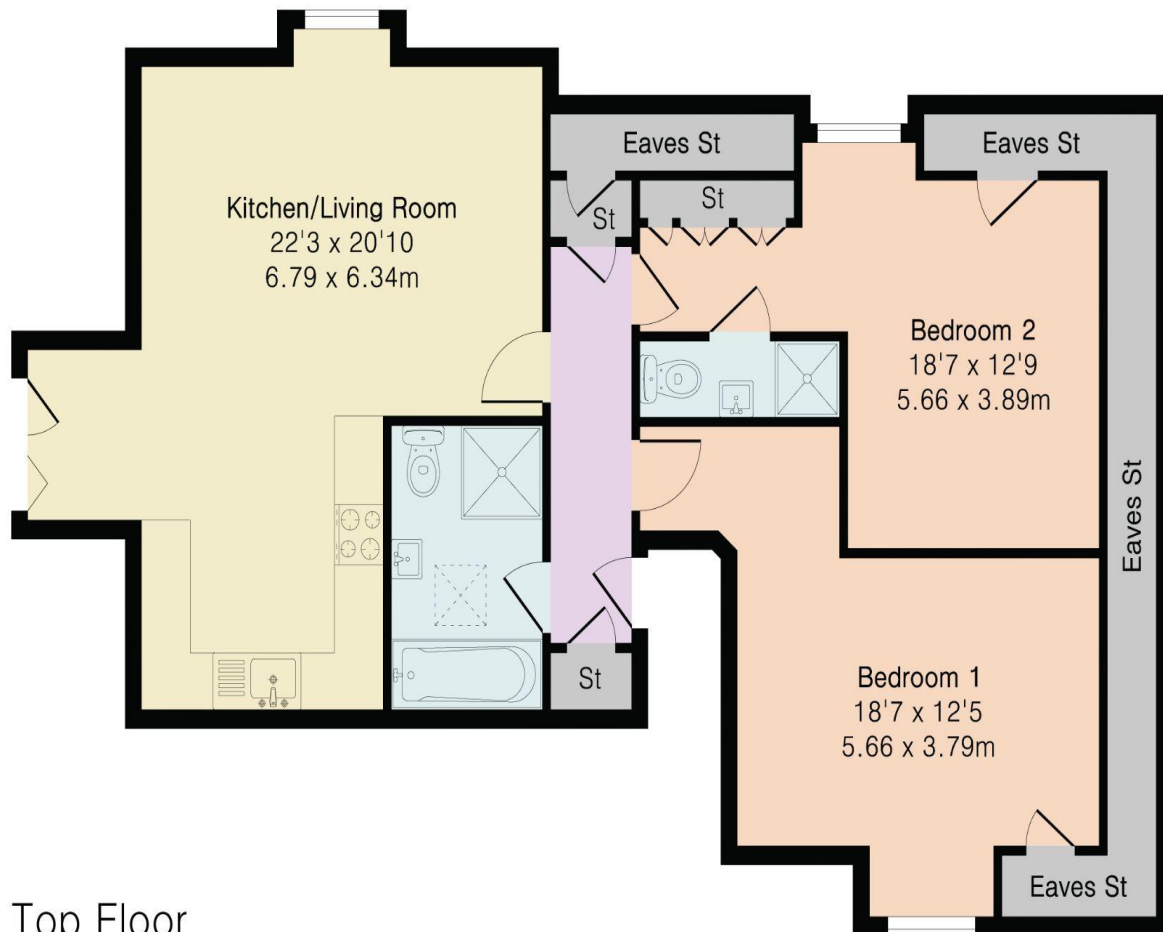
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Approximate Gross Internal Area 867 sq ft - 81 sq m



Top Floor



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.



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