



**2 Bed Apartment  
located in Brookmans Park**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL



**Georges Wood Road**  
**Brookmans Park**  
**Hatfield**  
**AL9 7BY**



**£2,400 Per Calendar Month**

Situated in the desirable area of Brookmans Park, this splendid top floor two-bedroom, two-bathroom apartment on Georges Wood Road offers a perfect blend of comfort and modern living. The property is in excellent condition, making it an ideal choice for those seeking a quick move in.

Upon entering, you will find a spacious reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen complements the living space, ensuring that culinary enthusiasts will feel right at home. Each of the two bedrooms is generously sized, providing ample space for rest and privacy. The two bathrooms are thoughtfully designed, catering to the needs of both residents and guests alike.

The property features a delightful balcony, which offers a lovely outdoor space to enjoy fresh air and views. Additionally, the property benefits from communal gardens, a communal lift, ensuring easy access to all floors, and secure parking, providing peace of mind for residents with vehicles.

With its modern amenities and excellent condition, this property is sure to attract those looking for a stylish and convenient living experience in Brookmans Park. Do not miss the opportunity to make this charming apartment your new home.

**COMMUNAL ENTRANCE**

Communal lift to all floors and underground parking, stairs leading to communal gardens and second floor, personal front door opening into:

**ENTRANCE HALL**

Inset spot lights, sky light, storage cupboard housing water tank and Ideal boiler, wall mounted Gemini security alarm system.

**LOUNGE**

22' into alcove x 13'7"

Coved ceiling, inset spot lights, electric fireplace, television aerial point, telephone point, double glazed sash windows to rear, double doors opening to balcony.

**BALCONY**

16 x 5'7"

**KITCHEN**

15'7" into eaves x 9'3"

Range of wall and base units, work surfaces, stainless steel sink, Miele integrated appliances including 5 ring gas hob with extractor hood above, electric oven with microwave above, washer/dryer and fridge/freezer, Hotpoint dishwasher, coved ceiling, television aerial point, tiled floor, double glazed sash window to side.

**SHOWER ROOM**

6'4" x 5'4"

Three piece suite comprising white toilet with intergraded flush, wall mounted sink with mixer tap, enclosed shower cubicle with wall mounted shower attachment, heated towel rail, inset spot lights, tiled floor and walls, extractor fan, wall mounted mirrors, shaver point, sky light.

**BEDROOM 1**

13'9" into eaves x 13'7" into alcove

Coved ceiling, inset spot lights, telephone point, television aerial point, built in wardrobes, double glazed sash window to rear.

**EN SUITE BATHROOM**

10' x 5'5"

Four piece suite comprising white toilet with intergraded flush, wall mounted his and hers sinks with mixer tap, tiled bath wall mounted tap, enclosed shower cubicle with wall mounted shower attachment, heated towel rail, inset spot lights, tiled floor and walls, extractor fan, wall mounted mirrors, shaver point.

**BEDROOM 2**

13'6 x 10'9"

Coved ceiling, inset spot lights, telephone point, television aerial point, built in wardrobes, double glazed sash window to rear.

**AGENT NOTES**

Holding Deposit £553

Dilapidations Deposit £2,769 - 12 month tenancy

EPC Rating - C

Council Tax Band G - Welwyn & Hatfield Council

**Property Mis Descriptions Act**

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted



are approximate. Any discussions regarding a potential tenancy are subject to contract.










**Flat 11, Brookwood Georges Wood Road, Brookmans  
Park, Hatfield, AL9 7BY**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

Please refer to Google maps using the property postcode

## CONTACT

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