2 Bed Apartment located in

Asking Price £369,000

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Bell Lane
Brookmans Park
AL9 7AY

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Communal Entrance Door with video entryphone system opens into carpeted Entrance Hall with staircase to all floors. Inner Communal Entrance Door leads to Personal Entrance Door which opens into:

ENTRANCE HALL

Laminate wood effect flooring with underfloor heating, wall mounted video entry phone receiver. Walk-in storage room measures 7' x 2'9 having plumbing for washing machine, wall mounted heat recovery system and electric consumer unit, light and power, continuation of laminate wood effect flooring.

KITCHEN / LOUNGE / DINER

18'4 x 15'
Fitted bespoke Italian kitchen comprising of a modern range of wall and base units with quartz worktops and upstand, inset Bosch ceramic hob with concealed extractor hood above and electric oven below, stainless steel sink with mixer tap, integrated dishwasher, fridge and freezer, concealed Vailliant wall mounted gas combination boiler, laminate wood effect flooring with underfloor heating, LED ceiling spotlights, media points, dual aspect with double glazed sash window to side and double glazed sash windows with double width casement doors to Juliette balcony being plate glass and stainless steel.

BEDROOM ONE

10'10 x 10'
Double glazed sash windows to side, LED ceiling spotlights, media point, underfloor heating

EN-SUITE SHOWER ROOM

13' x 9'
Being triangular in shape, maximum length and width measurements. White suite comprising shower base with hand and overhead shower, wall mounted w.c. and wash basin with drawers below, tiled walls and floor, double glazed opaque sash window to side, chrome heated towel rail, LED ceiling spotlights, underfloor heating

BEDROOM TWO

11'1 x 8'2
A dual aspect room with double glazed sash windows to side and rear, LED ceiling spotlights, underfloor heating, media point.

BATHROOM

9'5 x 7'8
Narrowing to 5'8. Maximum length and width measurements. White suite comprising shower bath with mixer tap, overhead shower and glass screen, wall mounted w.c., wash basin with drawer below, chrome heated towel rail, tiled walls and floor, underfloor heating, wall mirror, electric shaver point, LED ceiling spotlights, double glazed opaque sash window to side.

EXTERIOR

A gated development with Communal Gardens and residents parking with one allocated space. An additional space may be available to purchase separately.

Tenure - Share of Freehold. Council tax band D - Welwyn & Hatfield Council.

Service charge - £2,016 PA. Ground rent - £168 PCM.

Property Information
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 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.

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First Floor

Swan Lodge, Brookmans Park AL9

Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only

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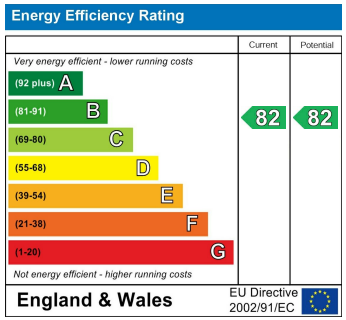

DIRECTIONS

Please refer to Google Maps using postcode.

CONTACT

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