



**2 Bed
Maisonette
located in Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

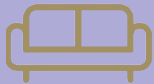
**Station Close
Brookmans Park
Herts
AL9 7SU**



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£1,400 PCM

Situated in the charming village of Brookmans Park, this newly decorated ground floor maisonette offers a delightful living experience. With two bedrooms and a reception room, this property is perfect for individuals or small families seeking a peaceful retreat.

The maisonette boasts new flooring, enhancing its fresh and inviting atmosphere. One of the standout features of this home is its private courtyard garden, providing a lovely outdoor space for relaxation or entertaining guests.

Conveniently located close to the local station, residents will enjoy easy access to transport links, making commuting a breeze. The village setting adds to the appeal, offering a sense of community and tranquillity while still being within reach of urban amenities.

UPVC framed double glazed front door opens into:-

SHARED ENTRANCE PORCH

7'0" x 6'3"

Shared entrance porch with UPVC framed double glazed window to front and frosted UPVC framed double glazed window to side, UPVC frosted double glazed front door opens into:-

ENTRANCE HALL

Single radiator, under stairs cupboard with hanging rail and shelving, further built-in cupboard housing tumble dryer.

LOUNGE

12'10" x 10'10"

Radiator, double glazed sliding patio doors to rear garden.

KITCHEN

8'2" x 6'9"

Range of wall and base units featuring cupboards and drawers, worktops with single drainer stainless steel sink, splash back tiling, UPVC framed double glazed window to rear, wall mounted gas central heating boiler, brand new electric cooker, fridge/freezer and washing machine.

BEDROOM ONE

11'8" x 11'0"

Radiator, UPVC framed double glazed window to front.

BEDROOM TWO

9'2" x 6'9"

Radiator, UPVC framed double glazed window front.

SHOWER ROOM

5'9" x 5'3"

White suite comprising shower base with electric shower and glass cubicle, pedestal wash basin with chrome mixer and top flush w.c., radiator, tiled walls, frosted UPVC framed double glazed window to rear, ceiling spotlights.

EXTERIOR

REAR GARDEN

30'11" x 5'0"

Predominantly paved patio with surrounding flower border, backing south, external water point, access to front via metal gate and share timber door.

AGENT NOTES

Holding Deposit £343

Dilapidations Deposit £1,719

Tenancy Term: Monthly Periodic Tenancy

EPC Rating - C

Council Tax Band C - Welwyn & Hatfield Council

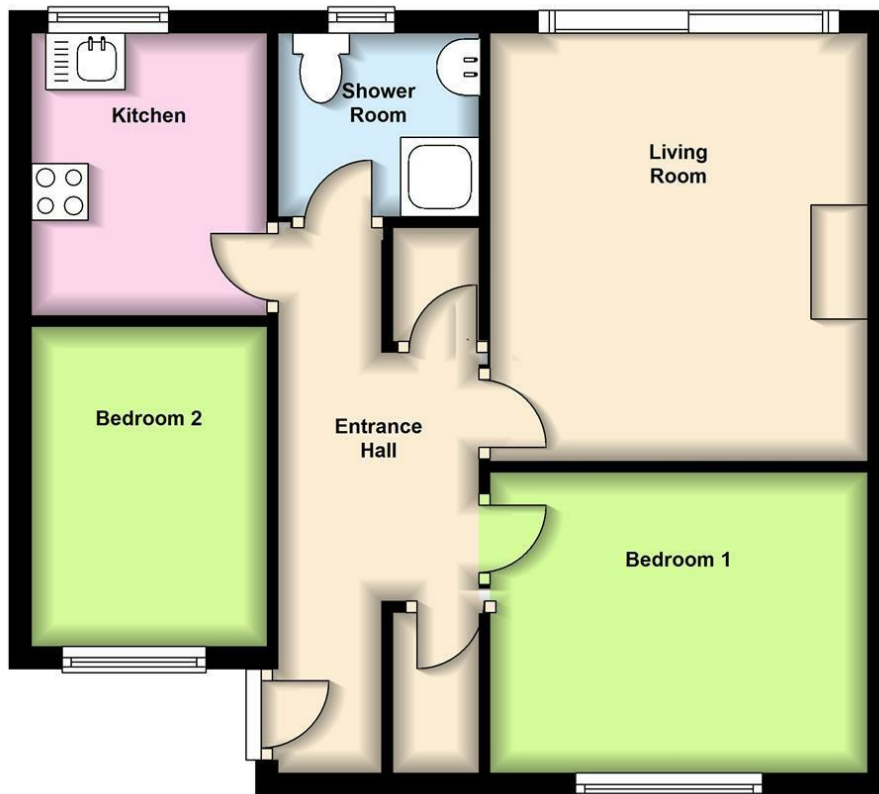
Property Mis Descriptions Act

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.



Ground Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 43.6 sq. metres (469.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

CONTACT

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