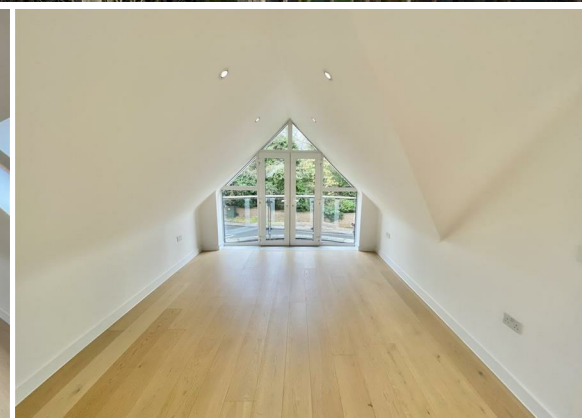




**1 Bed  
Flat - Penthouse  
located in  
Brookmans Park**

£425,000



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Georges Wood Road  
Brookmans Park  
Brookmans Park  
AL9 7BZ

Exclusive development located behind secure gates with communal entrance and two allocated parking spaces.

Front door with spyhole leading into

#### ENTRANCE HALLWAY

Spotlights to ceiling. Wooden flooring. Entryphone system. Alarm panel. Heatmister underfloor heating controls. Eaves storage cupboard. Large storage cupboard housing hot water cylinder, Vaillant boiler and consumer unit. Two Velux windows. Door through to

#### LOUNGE / KITCHEN / DINING

Lounge / dining area

Spotlights to ceiling. Continuation of wooden flooring from hallway. Four Velux windows. White UPVC double glazed doors leading onto a small balcony.

Kitchen

Spotlights to ceiling. Wooden flooring. Features white and dark grey high gloss wall, drawer and base units with complementary working surfaces in white. Tiled splashbacks. Velux window. Stainless steel sink with mixer tap and grooved drainer. Siemens induction hob with Siemens extractor above. Integrated Siemens oven. Integrated fridge. Integrated freezer. Integrated SMEG slimline dishwasher. Heatmister underfloor heating control.

#### BEDROOM

Fitted mirrored wardrobe with hanging rails and shelving. Eaves storage. White UPVC double glazed window.

#### EN-SUITE SHOWER ROOM

White suite comprising concealed cistern floating W.C. Villeroy & Bosh hand basin with mixer tap, tiled splashback and drawer below. Wall mounted mirror. Tiled walls. Tiled floor. Large shower cubicle with overhead shower and separate handheld attachment with wall mounted controls and glass shower screen. Storage cupboard with shelving. Spotlights to ceiling. Heatmister underfloor heating control.

#### BATHROOM

White suite comprising concealed cistern floating W.C. Villeroy & Bosh hand basin with mixer tap, tiled splashback and drawer below. Storage cupboard with shelving and integrated SMEG washer / dryer machine. Bath with overhead shower and separate shower attachment with wall mounted controls. Glass shower screen. Tiled walls. Tiled floor. Spotlights to ceiling. Two Velux windows.

Communal gardens and storage unit.

Tenure - Leasehold - 990 years remaining. Service charge - £927 payable every 6 months. Ground rent - £350.00 Per annum. Council tax band E - Welwyn and Hatfield Council.

Property Information

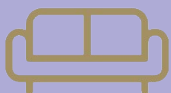
We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have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



1



2



1



B





2 Georges Wood Road, Brookmans Park, Brookmans Park, AL9 7BZ





**Second Floor**  
Area: 94.1 m<sup>2</sup> ... 1013 ft<sup>2</sup>

### Brookmans Manor, Hertfordshire AL9

Total Area: 94.1 m<sup>2</sup> ... 1013 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

- indicates restricted height due to sloping walls.

# 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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