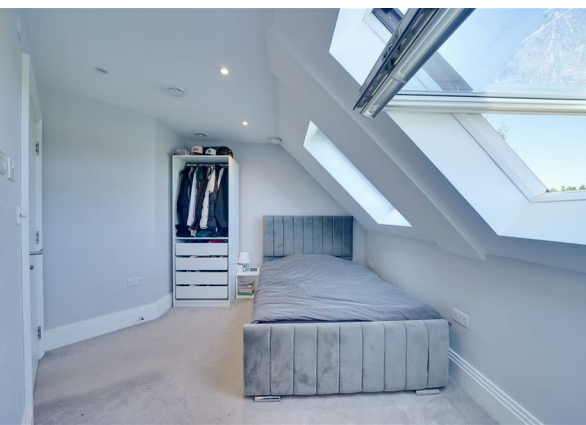
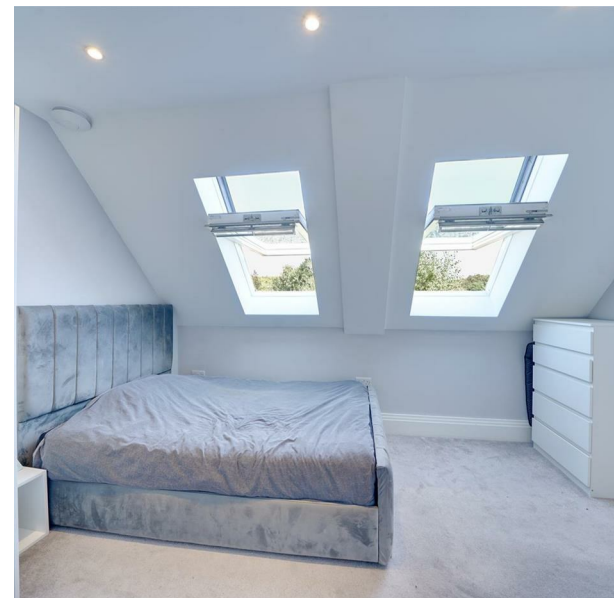


Flat 7, Swan Lodge Bell Lane, Brookmans Park, Hatfield, AL9 7AY
Offers in excess of £300,000

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PINDROP PROPERTY



Flat 7, Swan Lodge Bell Lane, Brookmans Park, Hatfield, AL9 7AY

Offers in excess of £300,000

Council Tax Band: D

Set within a private gated development on the edge of Brookmans Park, this modern two-bedroom top-floor apartment offers a fantastic blend of contemporary living, a peaceful setting and a high-quality specification.

Built in 2020, the apartment has been thoughtfully designed for modern life, with underfloor heating, excellent natural light, allocated parking and the added benefit of a separate office/storage room.

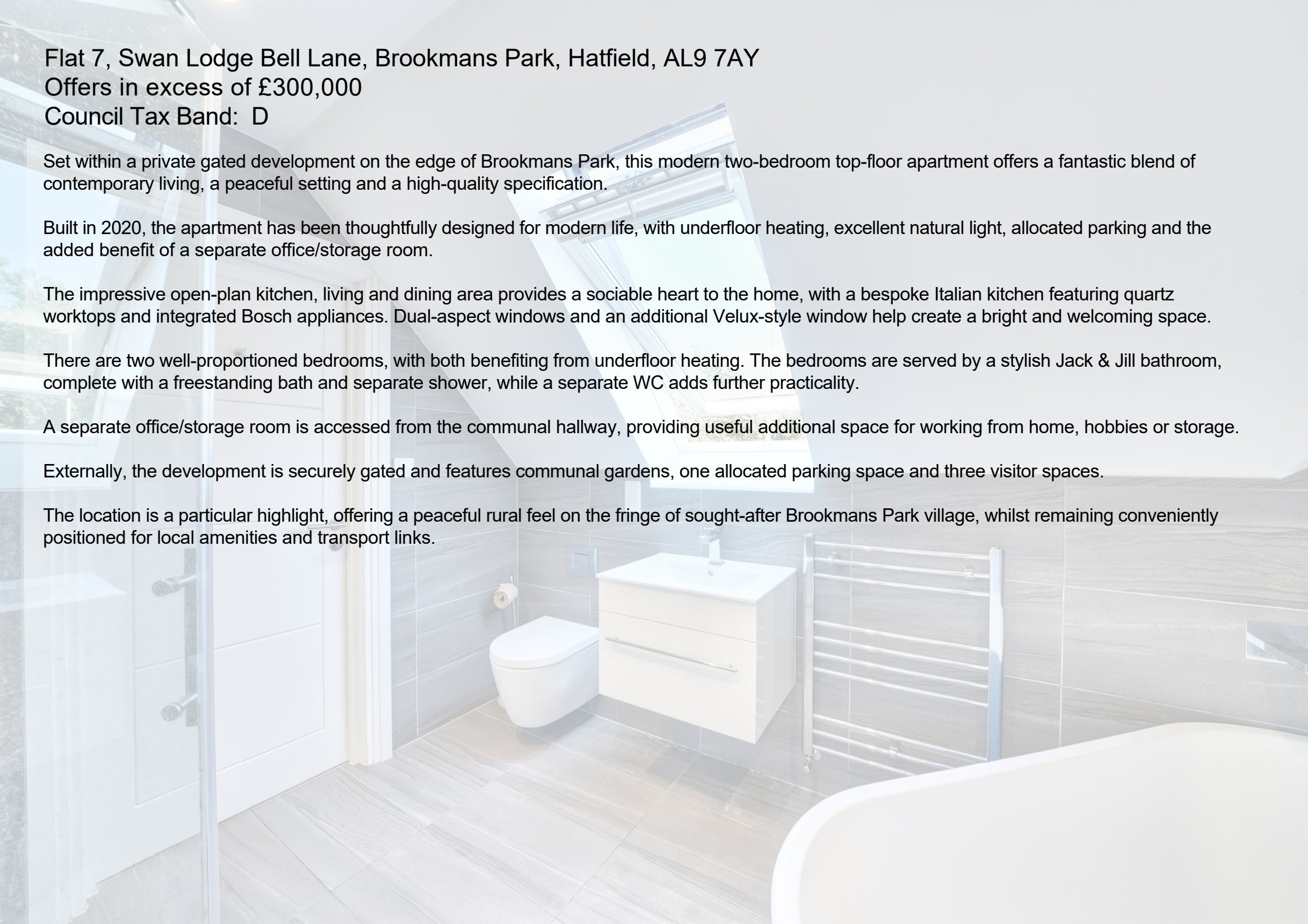
The impressive open-plan kitchen, living and dining area provides a sociable heart to the home, with a bespoke Italian kitchen featuring quartz worktops and integrated Bosch appliances. Dual-aspect windows and an additional Velux-style window help create a bright and welcoming space.

There are two well-proportioned bedrooms, with both benefiting from underfloor heating. The bedrooms are served by a stylish Jack & Jill bathroom, complete with a freestanding bath and separate shower, while a separate WC adds further practicality.

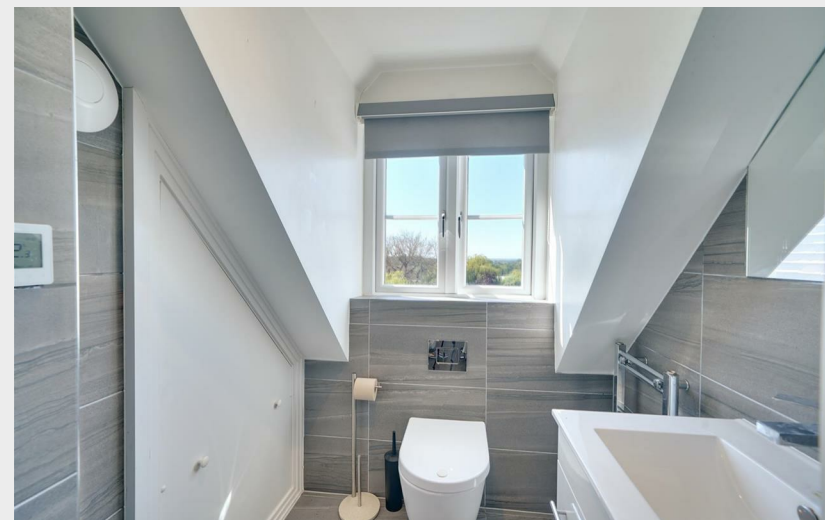
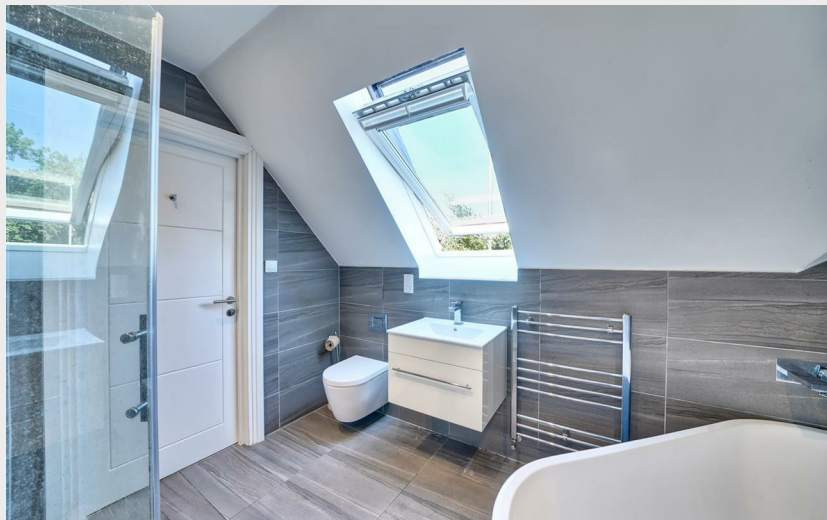
A separate office/storage room is accessed from the communal hallway, providing useful additional space for working from home, hobbies or storage.

Externally, the development is securely gated and features communal gardens, one allocated parking space and three visitor spaces.

The location is a particular highlight, offering a peaceful rural feel on the fringe of sought-after Brookmans Park village, whilst remaining conveniently positioned for local amenities and transport links.









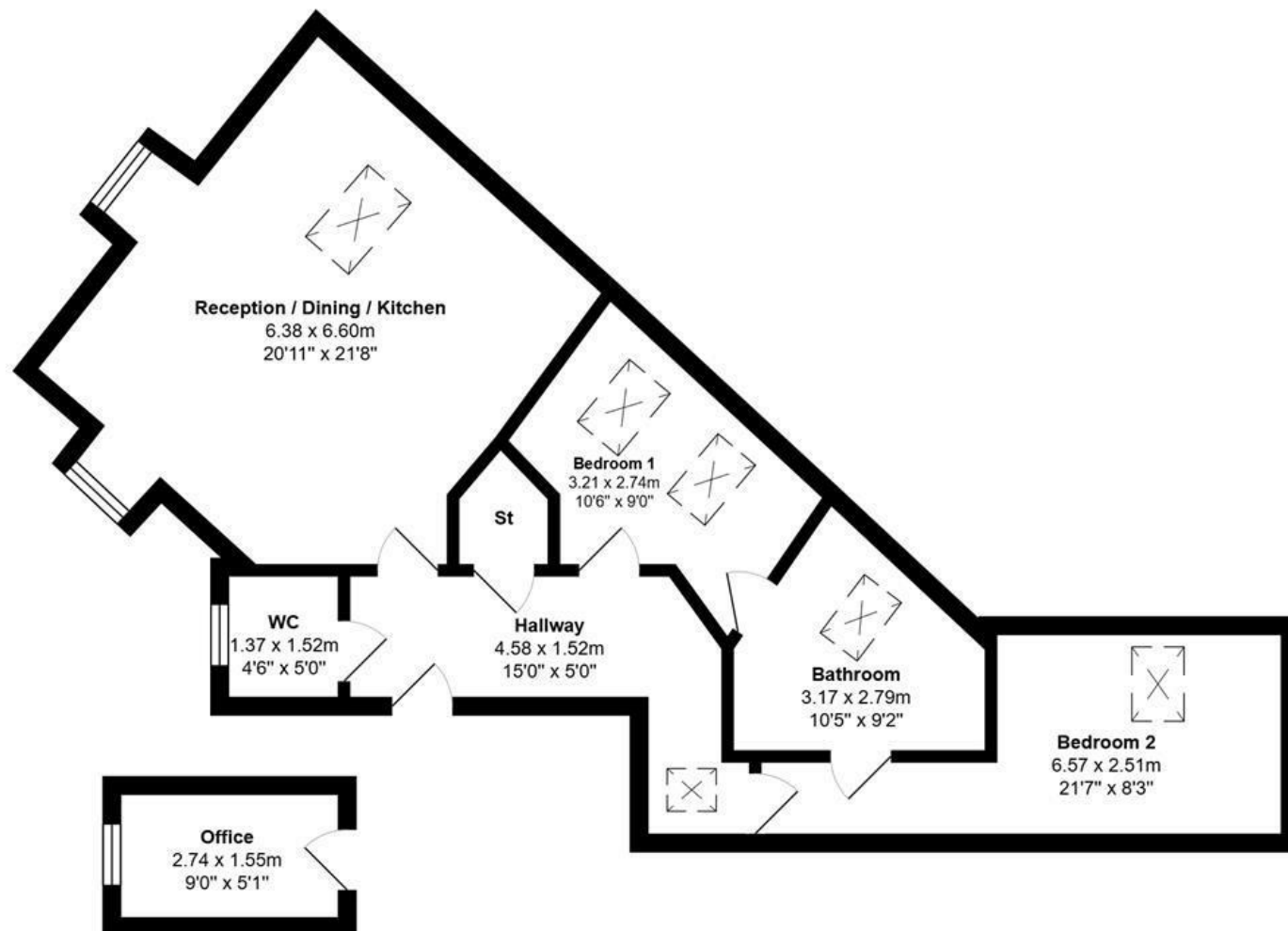


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Total Area: 74.7 m² ... 804 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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