

**1 Bed Second Floor Flat
located on Bradmore Green in
Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

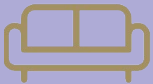
Bradmore Green
Brookmans Park
Herts
AL9 7QW



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£1,250 PCM

Located in the charming village of Brookmans Park, this delightful one-bedroom top floor apartment offers a perfect blend of comfort and convenience. The property features a reception room with open plan kitchen, bedroom and bathroom.

Living in this picturesque village location allows residents to enjoy a tranquil lifestyle, surrounded by beautiful greenery and a close-knit community atmosphere. Brookmans Park is known for its excellent local amenities, including shops, cafes, and parks, making it an ideal choice for those seeking a peaceful yet connected living experience.

This apartment is perfect for tenants looking for a cosy home in a desirable area. With its inviting layout and prime location, being walking distance of mainline train station, this property presents a wonderful opportunity to embrace village life while remaining within easy reach of transport links. Don't miss the chance to make this charming apartment your new home.

Ground Floor part obscure glass wooden Entrance door leads to the Communal carpeted staircase to the first floor.

FIRST FLOOR LANDING

Personal panelled Entrance door to the flat opening into:

ENTRANCE LOBBY

Radiator, turned staircase to second floor landing.

SECOND FLOOR LANDING

Doors to all rooms. Wall mounted entryphone receiver.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

18'5" x 12'1" narrowing to 10'3"

UPVC framed Georgian style double glazed window to front, radiator, laminate flooring. The Kitchen area provides a range of wall, base and drawer units, work surfaces with inset stainless steel single drainer sink unit, tiled splashbacks, built-in electric fan oven with 4 ring gas hob over and extractor hood above, washing machine, wall mounted gas central heating boiler, contrasting vinyl floor tiles to the kitchen area.

BEDROOM

12'11" x 9'8"

UPVC framed Georgian style double glazed window to rear, radiator.

BATHROOM

White suite comprising panel enclosed bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, tiled walls, radiator, built-in storage cupboard, tile effect vinyl floor covering.

AGENT NOTES

Holding Deposit - £300

Dilapidations Deposit - £1500

Tenancy Term - Monthly Periodic Tenancy


EPC Rating - C

Council Tax Band B - 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Entrance located in between Sense Nail Salon and Bradmores Coffee Shop

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