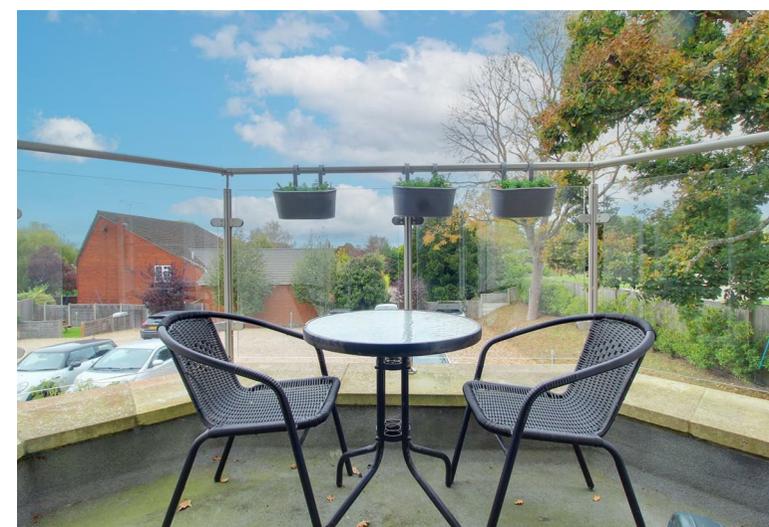




FLAT 4, SWAN LODGE BELL LANE, BROOKMANS PARK AL9 7AY

Offers In Excess Of £390,000 | Share of Freehold

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## Property Overview

A stunning first floor luxury two bedroom, two bathroom apartment with balcony situated in this exclusive private gated development with both allocated and guest parking. The property offers bright and spacious modern living space with zonal underfloor heating and air filtration system. Accommodation comprises a welcoming entrance hall with built in cupboard, spacious open plan living room/kitchen with designer Italian inter-grated kitchen and doors to private balcony, two good size bedrooms (one with luxury en suite) and further luxury bathroom. The property is approached via an electric gated entrance leading to parking area with allocated parking & guest parking.



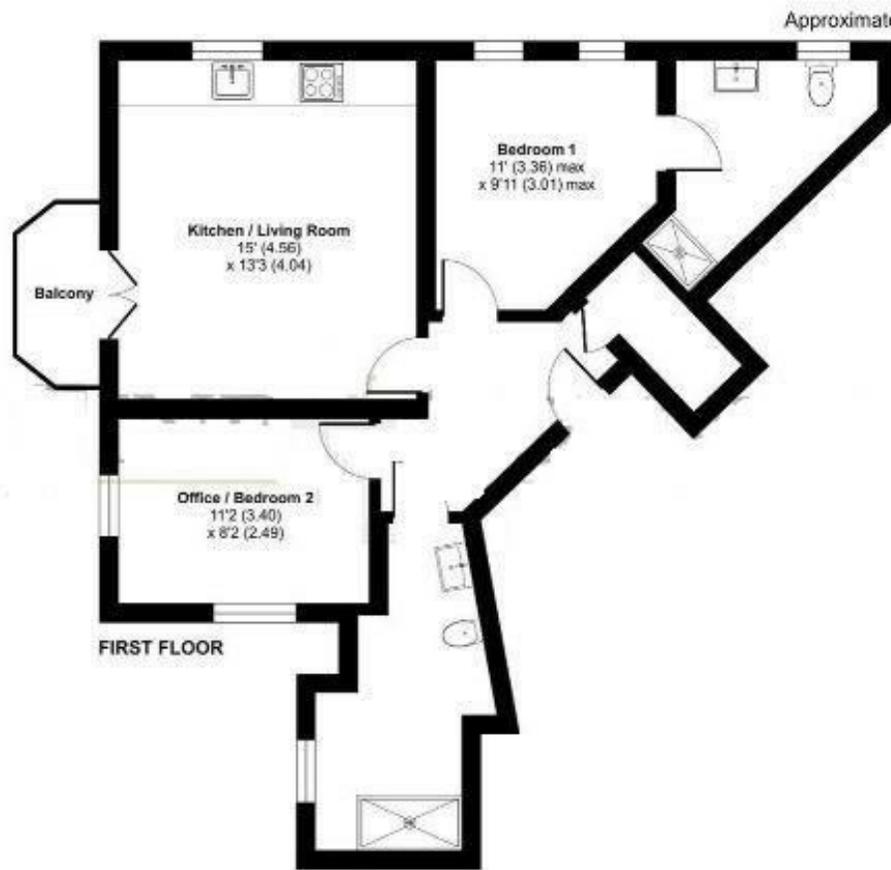


## Property Features

- Living Room/Kitchen: 15'0 x 13'3
- Underfloor Heating
- Bedroom Two: 11'2 x 8'2
- Allocated Parking & CCTV
- Gated Development & Entry Intercom
- Bedroom One: 11'0 x 9'11
- Balcony
- Luxury En Suite
- Luxury Bathroom
- Share of Freehold

## Agents Notes

Situated on the periphery (one mile) of Brookmans Park and surrounded by open countryside the property is conveniently located for both Potters Bar & Hatfield with there excellent shopping facilities and fast and frequent train service serving London Kings Cross/Moorgate. The village and train station of Welham Green is also situated a short drive away.



Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



## Contact us

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**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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