



**2 Bed
Maisonette
located in Brookmans Park**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

Station Close
Brookmans Park
Herts
AL9 7SU



£1,550 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 comfortable reception room, this property is perfect for individuals or small families seeking a peaceful retreat.

The maisonette boasts modern flooring throughout, 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:-

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 with wooden slatted shelves and electric heater.

LOUNGE

12'10" x 10'10"

Feature ornamental fireplace with fitted electric fire, single radiator, wall light points, double glazed patio doors to rear garden, telephone point.

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, space for electric cooker, fridge/freezer and washing machine.

BEDROOM ONE

11'8" x 11'0"

Fitted wardrobes, cupboards and drawers, single radiator, UPVC framed double glazed window to front.

BEDROOM TWO

9'2" x 6'9"

Single radiator, UPVC framed double glazed window front.

SHOWER ROOM

5'9" x 5'3"

Modern white suite comprising shower base with Triton shower and glass cubicle, pedestal wash basin with chrome mixer and top flush w.c., single 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 and lighting point, access to front via metal gate and share timber door.

AGENT NOTES

Holding Deposit £357

Dilapidations Deposit £1,788

Tenancy Term: Monthly Periodic Tenancy

EPC Rating - C

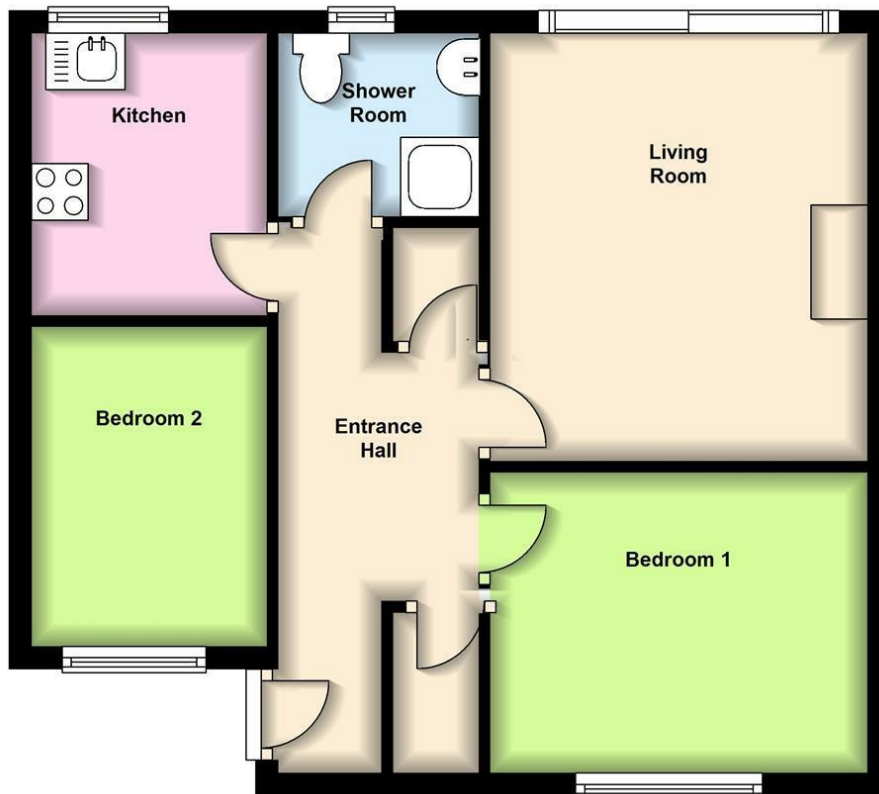
Council Tax Band C - Welwyn & Hatfield Council

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
<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

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