



Brookmans Manor  
Georges Wood Road, Brookmans Park AL9 7BZ



# 8 Brookmans Manor, Georges Wood Road, Brookmans Park AL9 7BZ



- Offered for sale with no NO ONWARD CHAIN. This fabulous spacious penthouse apartment constructed in 2017 located behind secure electric gates in this exclusive development located on one of Brookmans Park most desirable roads. Boasting amazing open plan lounge, kitchen and dining area , stylish double bedroom with fitted wardrobes and beautiful en suite as well as a family bathroom. The property further benefits from lift service, under floor heating, video entry system secure allocated parking for two cars and wonderful communal gardens.

- From this prestigious Hertfordshire address you are just a short drive from all the county has to offer, from historic locations to fashionable shopping venues, picnics in the countryside and an abundance of leisure opportunities, while always being close to the bright lights of London for work and play.

- Brookmans Park, Gobions Wood and Hatfield Park are all just a few minutes away and are home to an abundance of enchanting wildlife. Renowned for its excellent amenities, the local area will cater for all your everyday needs, from locally-sourced food and drink, to community facilities.

- Brookmans Park boasts its own primary and secondary schools, which both play an important role in the community and are highly regarded by parents and pupils alike. Within a five mile radius of Brookmans Manor you'll find an array of alternative, independent, private and specialist schools in both village and town locations.















# APARTMENT EIGHT

1 BEDROOM  
SECOND FLOOR

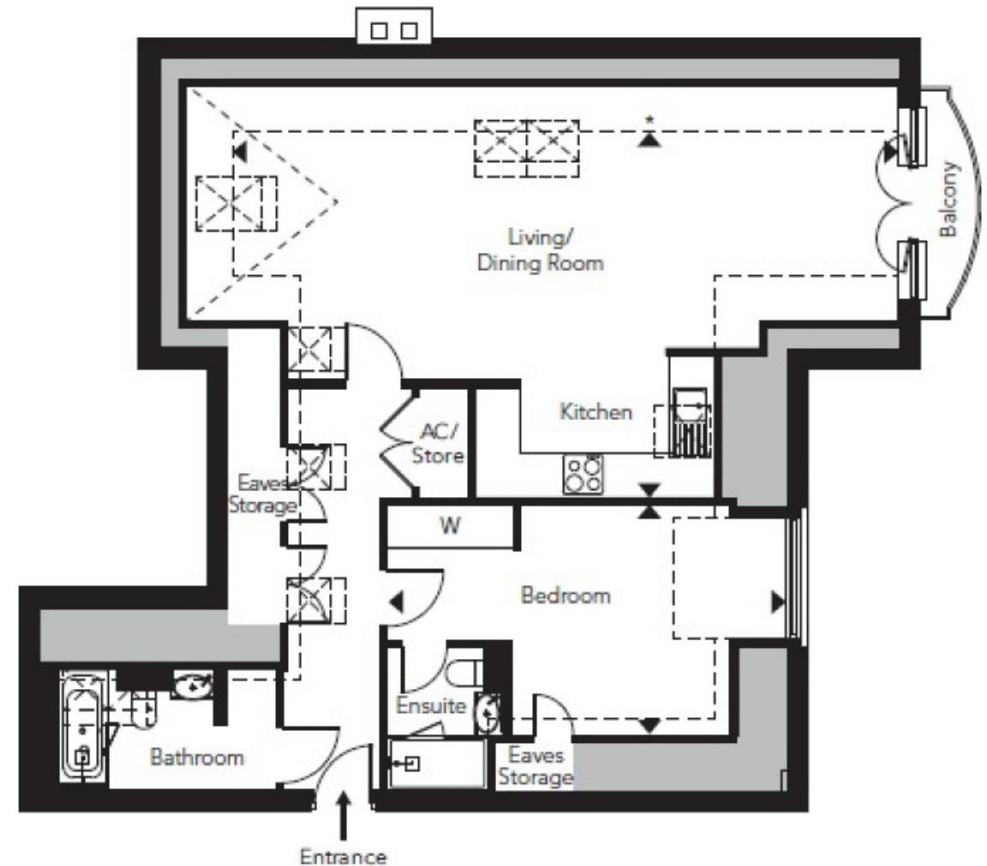
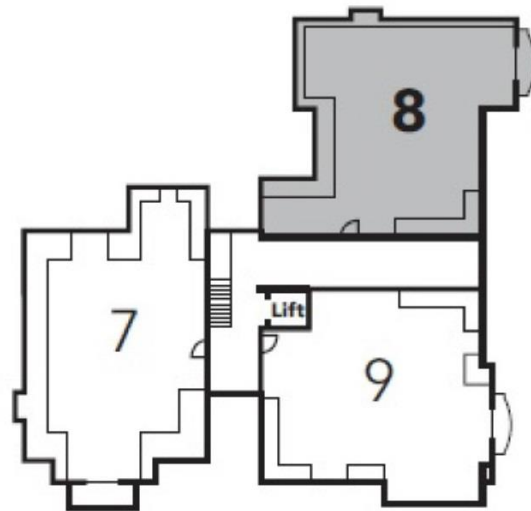
Kitchen/Living/Dining	9.98m x 4.42m	32'9" x 14'6"
Bedroom	4.90m x 3.21m	16'1" x 10'6"
<b>Total Area</b>	<b>74.0 sq m</b>	<b>796 sq ft</b>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Local Authority:**  
Welwyn & Hatfield Borough Council  
**Council Tax Band: E**  
LEASEHOLD



**DISCLAIMER:** In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.







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