

STATONS

Georges Wood Road

Brookmans Park

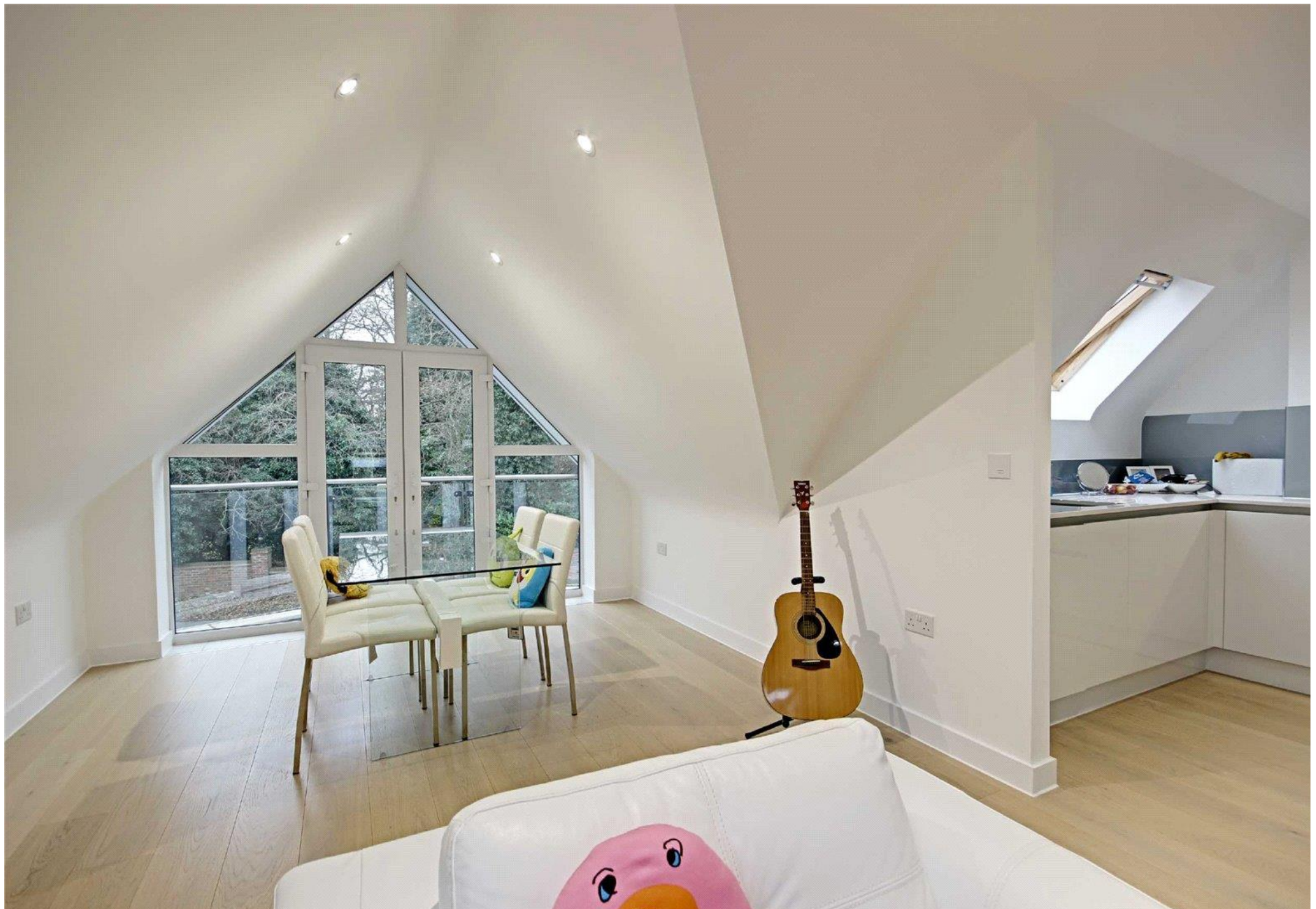




Georges Wood Road
Brookmans Park
Hertfordshire
AL9 7BZ

AVAILABLE NOW... 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.

Council Tax Band E
Welwyn Council
Deposit of 5 weeks rent







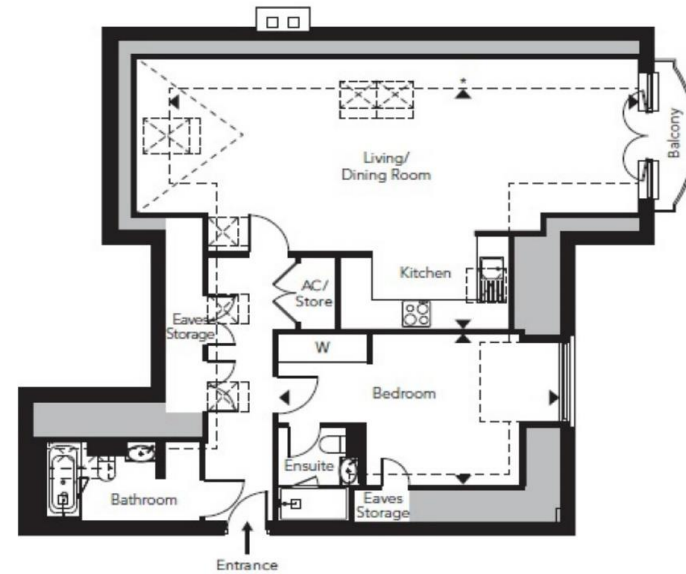




APARTMENT EIGHT

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" |
| Total Area | 74.0 sq m | 796 sq ft |



| Energy Efficiency Rating | | |
|----------------------------------------------------|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | 84 | 84 |
| (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 | |

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 size are approximate. All dimensions include wardrobe spaces where applicable.

STATONS

STATONS PREMIER LETTINGS

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