



Green Close  
Brookmans Park AL9 7ST



# 18 Green Close, Brookmans Park AL9 7ST

- ❖ **NO ONWARD CHAIN.** This bright, modern and spacious first floor apartment located just moments away from Brookmans Park Station and village green. The accommodation comprises entrance hallway, spacious lounge, beautiful kitchen/diner with integrated appliances and doors out onto the balcony, two bedrooms with ensuite to principal bedroom and a family bathroom. The property also benefits from a garage en-bloc.
- ❖ Located within an easy walk of the village centre and mainline station, outdoor life is definitely a local speciality. You can hone your skills on Brookmans Park Golf Club's challenging 18-hole course, or marvel at the profusion of wild flowers in Gobions Wood. North Mymms Park, about three miles away, is ideal for energetic walks, and Hatfield House and Park, with its close connections to Elizabeth I, is an inspiring blend of nature and history.

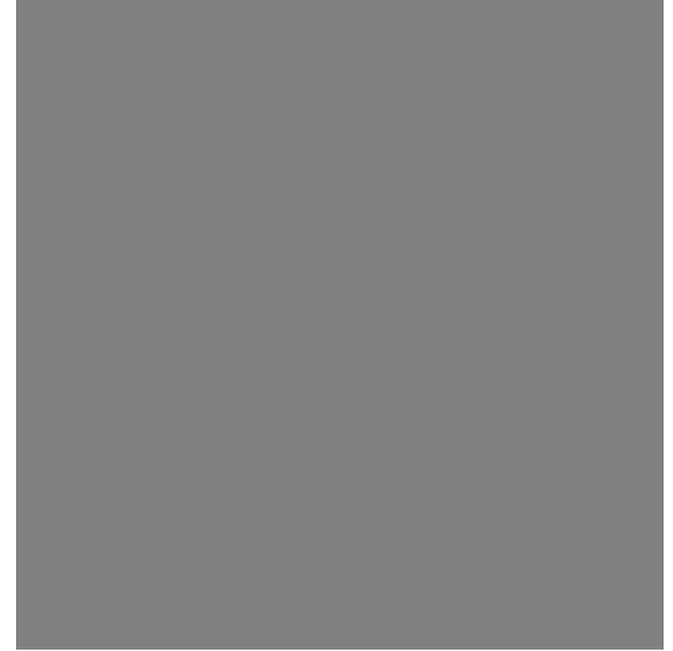






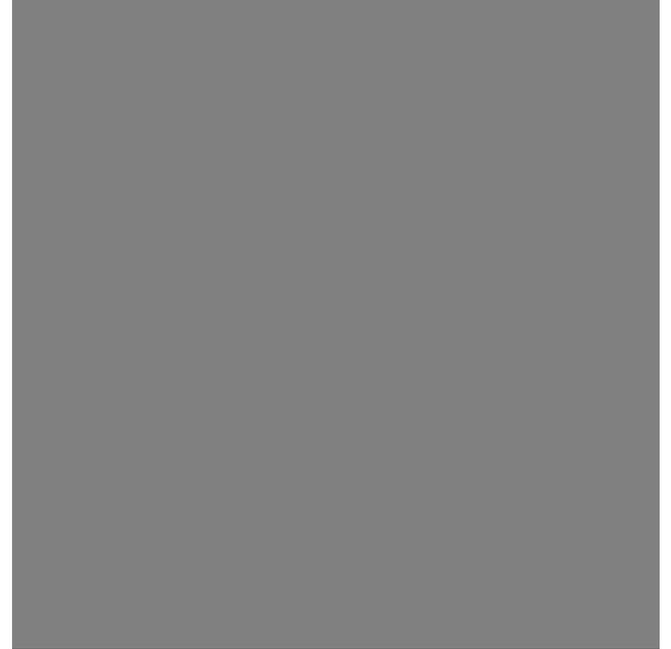












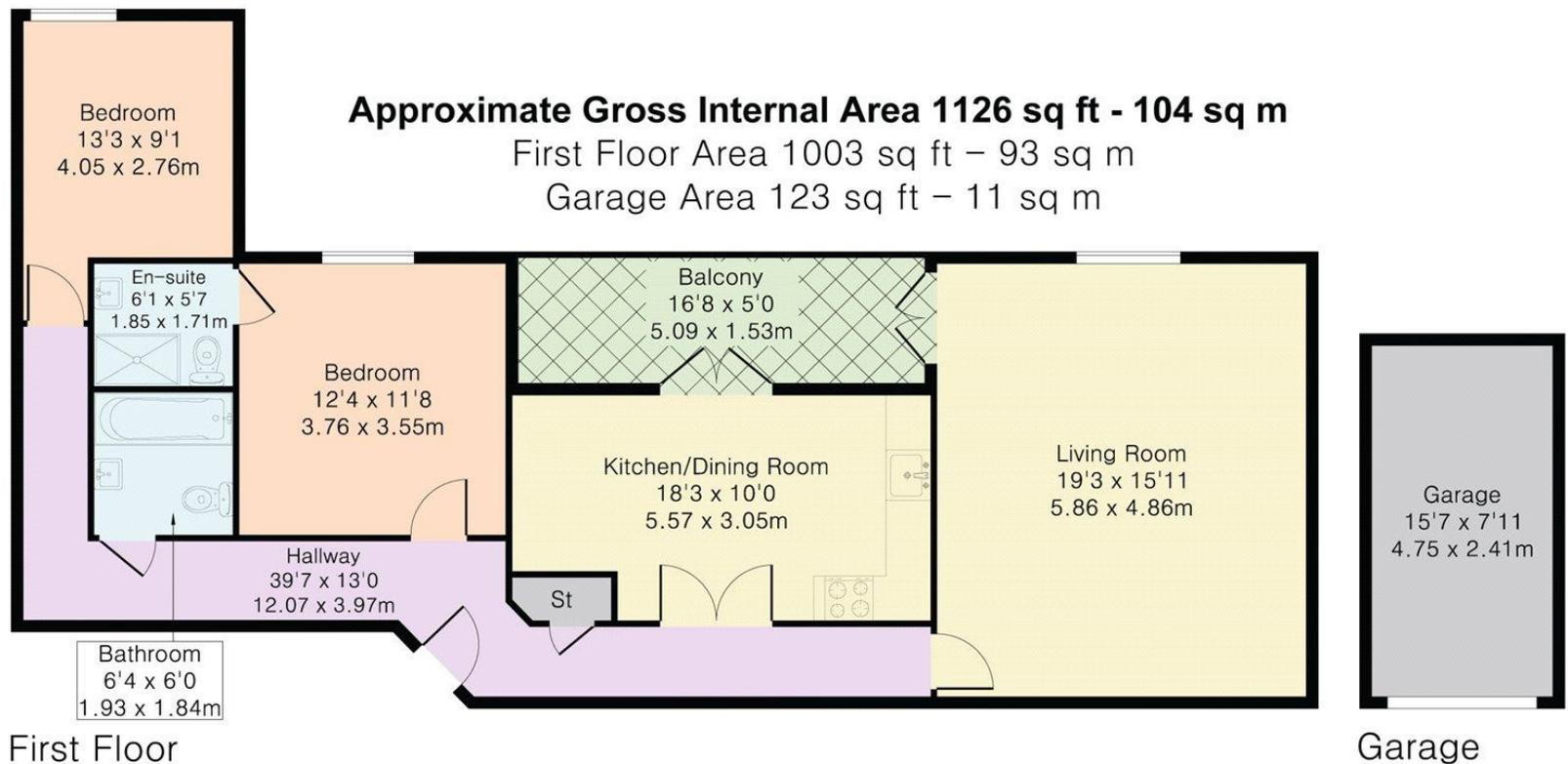
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

**Approximate Gross Internal Area 1126 sq ft - 104 sq m**

First Floor Area 1003 sq ft – 93 sq m

Garage Area 123 sq ft – 11 sq m



**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.