

Brookmans Manor, 2 Georges Wood Road, Brookmans Park



**OIEO: £600,000
Leasehold**

Vanessa McCallum Estates Ltd
Maple House, High Street, Potters Bar,
Hertfordshire., EN6 5BS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk



We are delighted to offer for sale this luxurious 3 bedroom, 2 bathroom first floor apartment in this exclusive development with gated access and underground parking for 2 vehicles. This is a superb size 1269sq ft with the majority of rooms being dual aspect. The apartments have a lift and access to landscaped communal grounds.

- EXCLUSIVE GATED DEVELOPMENT
- 3 BEDROOMS
- 2 BATHROOMS
- VILLEROY & BOCH FITTED
- BATHROOMS HIGH SPECIFICATION, KITCHEN WITH FULLY INTEGRATED APPLIANCES
- UNDERGROUND PARKING FOR 2 VEHICLES
- 1,269 SQ. FT.
- LOVELY LANDSCAPED COMMUNAL GROUNDS
- LIFT
- LIGHT AND AIRY AND WELL PRESENTED THROUGHOUT

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FEATURES

DESCRIPTION

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ACCOMMODATION

ENTRANCE HALLWAY WITH STORAGE CUPBOARD
3 BEDROOMS, BOTH WITH EN-SUITE
LIVING/DINING ROOM
KITCHEN (WITH JULIETTE BALCONY)
STUDY
GUEST CLOAKROOM INCLUDING UTILITY AREA
UNDERGROUND PARKING FOR 2 VEHICLES
LIFT
LANDSCAPED COMMUNAL GROUNDS

LOCATION

Georges Wood Road is regarded as one of the village's premier roads and is a turning off of the Great North Road (A1000) and a continuation of Brookmans Avenue. Brookmans Park village centre, mainline railway station (Kings Cross/Moorgate) local schools and the golf club are only a few minutes drive away as are the A1(M) and M25.

LOCAL AUTHORITY

Welwyn Hatfield Council.

SERVICES

Gas Central Heating and Mains Drainage.
Council Tax Band F
Lease - 990 years plus (not verified)
Service Charge £4,000 (not verified)

"There may be additional fees that could be incurred for items such as leasehold packs"

VIEWING

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICULARS

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

ANTI MONEY LAUNDERING

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)

* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

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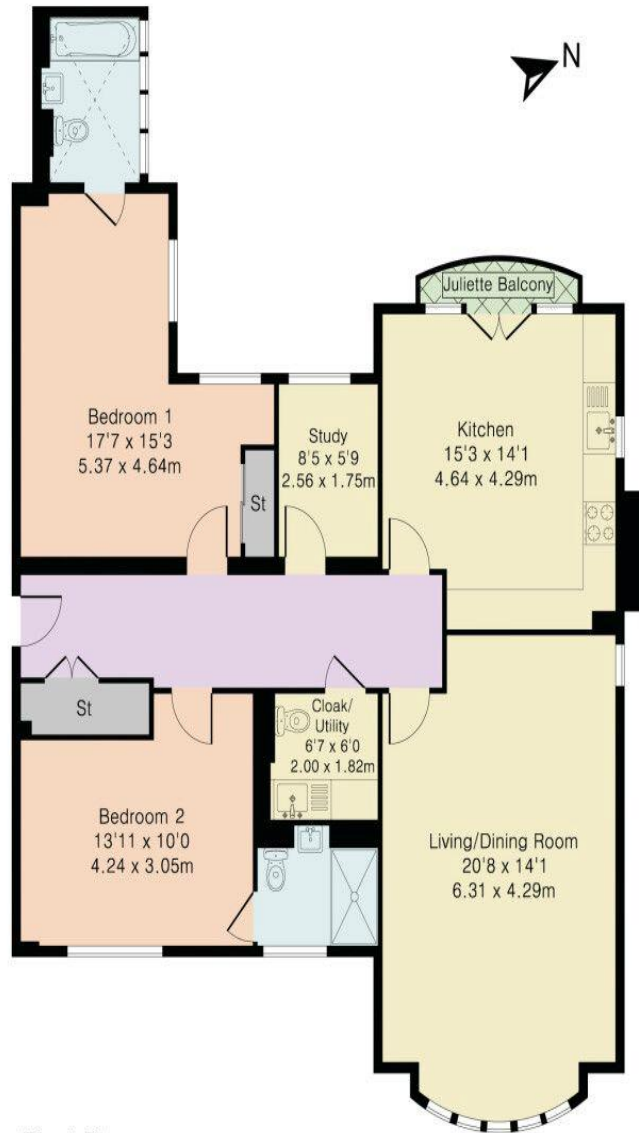
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Approximate Gross Internal Area 1269 sq ft – 118 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

