



2 bedrooms



2 bathrooms



1 reception



Private Patio



Allocated



EPC Band C

Council Tax Band:
D £2,375.60 (2025-2026)

Local Authority:
Welwyn/Hatfield



Private gated block; immaculate, bright modern 2-bed apartment with allocated parking and small private patio.

Description

This superb property offers bright, spacious accommodation. A welcoming hallway presents a door to a tall cloakroom cupboard on the left and a fully-tiled modern bathroom on the right. The largest bedroom boasts deep fitted wardrobes and a stylish, fully-tiled en-suite shower room. The second bedroom also benefits from a deep fitted wardrobe. The main living space is open plan, with French doors leading to a small private patio, and a sleek kitchen with quality integrated appliances. Brookmans Park is a small village between Hatfield and Potters Bar, known for its beautiful countryside and peaceful atmosphere, with plenty of walking and cycling trails. The Gobions Estate serves the community as a nature reserve and open space. Despite its rural location, Brookmans Park is well connected to the rest of the country. Leasehold: From 01/01/2021 - 121 years remaining. Service Charge: £2,100 pa. No Ground Rent.

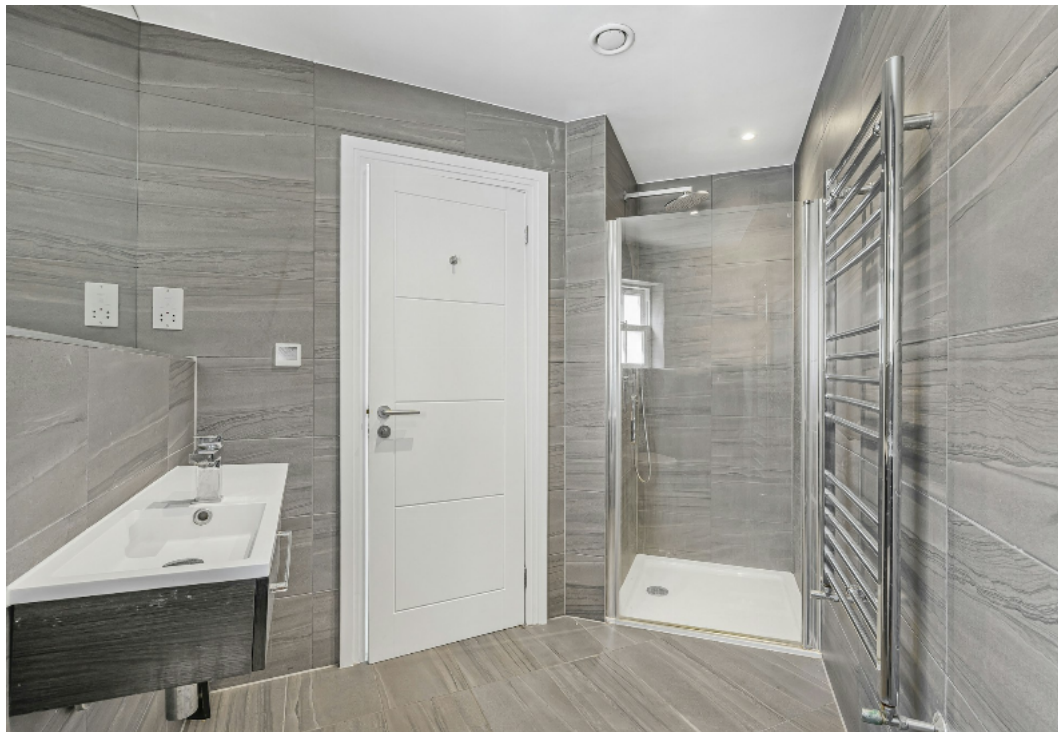
Location

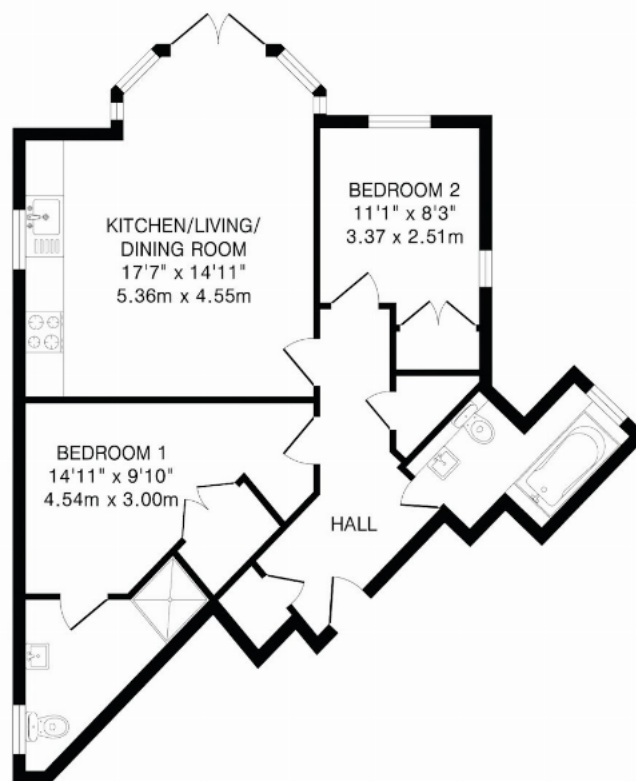
The village is just a short drive from the M25 motorway. There are several train stations in the area, including Brookmans Park station, which offers regular services to London Kings Cross and Moorgate, with 2 schools in the village



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA: 671 sq.ft.(62.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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