FLAT 3, 9A BROOKMANS AVENUE, BROOKMANS PARK AL9 7QH

Guide Price £599,950 | Leasehold

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Property Overview

A beautifully presented two bedroom penthouse apartment situated within a stone's throw of the village centre. This superb second floor property comes with a lift to the first floor and has a dedicated parking space. There is also use of a landscaped rear garden shared with just two other apartments which backs a golf course. Highly recommended. Vacant possession. Fully fitted kitchen/family room which includes Neff induction hob, Neff microwave, Neff oven, extractor unit, wine cooler, instant hot water, and cupboard concealing Worcester boiler and water softener, fridge/freezer and AEG dishwasher, John Lewis washing machine and Baumatic tumble dryer. There is a large feature sky lantern over a kitchen island unit. This is a bright room with five sash windows and French doors with Juliette balcony and views over golf course. Master bedroom comes with built-in wardrobes and luxury en suite shower room. Large family bathroom with walk-in shower and bath.

Property Features

- SPACIOUS ENTRANCE HALL
- KIT/DINER/LOUNGE: 32'1 x 26'7
- VIEWS OVER GOLF COURSE
- 2 MINUTE WALK TO SHOPS
- PRIVATE ALLOCATED PARKING SPACE
- BEDROOM 1: 21'0 x 9'9
- EN SUITE SHOWER ROOM
- BEDROOM 2: 15'7 x 10'10
- FAMILY BATHROOM: 9'10 x 9'2
- USE OF ATTRACTIVE GARDENS

Agents Notes

This apartment comes with a fully fitted kitchen/family room. Spacious reception hall with mirrored storage. Views over golf course. Smart heating controls and video entry. Electric underfloor heating to Lease: 125 years unexpired. Ground rent and maintenance: to be confirmed but in region of £3,000 per annum.

Second Floor = 1366 sq ft / 126.9 sq m

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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