



FLAT 2, 9A BROOKMANS AVENUE, BROOKMANS PARK AL9 7QH

RENT: £2,200 Per Calendar Month

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

A stunning first floor partly furnished three bedroom luxury apartment situated within the very heart of Brookmans Park offering spacious open plan living space along with allocated parking and communal gardens backing golf course.

The property is available from 5th April 2024.





## Property Features

- Open Plan Living/Dining/Kitchen: 24'8 x 22'0
- Bedroom One: 16'1 x 9'8
- Dressing Room
- Luxury En-Suite
- Bedroom Two: 16'11 x 16'4
- Fully Integrated Kitchen
- Bedroom Three: 13'2 x 9'7
- Utility Room
- Allocated Parking
- Communal Gardens

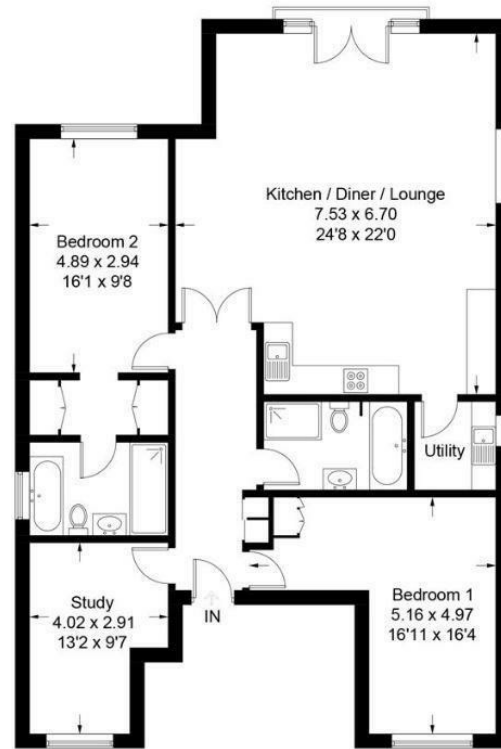
## Agents Notes

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, Lift and allocated parking.

Tenants will be responsible for all the usual outgoings and services relating to the rental property. Please ask for our tenant information sheet B(16) for guidance on fees ETC.



First Floor = 1298 sq ft / 120.6 sq m



First 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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## Contact us

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**Disclaimer:** "These property particulars, including floor plans, are set out as a general outline only for guidance and DO NOT constitute any part of an offer or contract. Any purchaser or other must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are given as approximate, no survey or testing of appliances has been carried out. No employee of Andrew Ward Estate Agents has the authority to make or give any representation or warranty in respect of the property."

All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

## Our Offices

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