



BROOKMANS

PLACE



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PLACE

on the Cusp of London

LESS THAN 30 MINUTES BY TRAIN FROM THE CAPITAL

Brookmans Park has a 'world apart' feel, thanks to a wealth of open space, comprising woodland, Hertfordshire farmland and golf courses. This is where you can stop, relax and take a breath of fresh air.

Brookman's Place is a new collection of contemporary 1 and

2 bedroom apartments perfectly placed to make the most of this natural bounty. Most have an open green outlook, yet the development is also within an easy walk of the village centre and 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.

Your home

MODERN LIVING IN COUNTRY SPACE

BROOKMANS PLACE BRINGS COOL CONTEMPORARY DESIGN TO AN IDYLIC LOCATION. THESE THOUGHTFULLY DESIGNED, HIGHLY SPECIFIED 1 AND 2 BEDROOM APARTMENTS ALL HAVE THE BENEFIT OF A PRIVATE BALCONY, AND THE DEVELOPMENT IS SET WITHIN A GENEROUS AREA OF PRIVATE LANDSCAPED GARDENS.



city & Country

YOU'RE CONNECTED TO BOTH

Brookmans Park has a genuine community atmosphere and a good selection of shops and places to enjoy leisure time. Local traders cover all the bases, and include supermarkets, butchers,

bakers and a post office. There's gastropub dining at Brookman's, and spicier options at Bengal Paradise or China Red. You'll find more options for shopping and leisure in nearby St Albans and Hatfield.



🚉 01 - Hatfield | 🚉 02 - Welham Green | 🚉 03 - Brookmans Park | 🚉 04 - Potters Bar
✈️ 01 - London Luton Airport | ✈️ 02 - London Stansted | ✈️ 03 - London Heathrow | ✈️ 04 - London City



Enjoy life

BRIGHT OPEN PLAN INTERIORS



Typical Kitchen. (For illustration purposes only)

THE FOCAL POINT OF YOUR HOME IS THE LARGE LIVING/KITCHEN/DINING AREA, OPENING ONTO A PRIVATE BALCONY OVERLOOKING THE GARDENS.



a touch of luxury

STYLISH BATHROOMS AND ENSUITES

Typical Bathroom. (For illustration purposes only)

SMART CONTEMPORARY BATHROOM SUITES, TILING AND FLOORING, MEAN HOTEL-STANDARD BATHING AND SHOWERING EVERY DAY.

it's about choice

PLANNED FOR YOUR LIFESTYLE

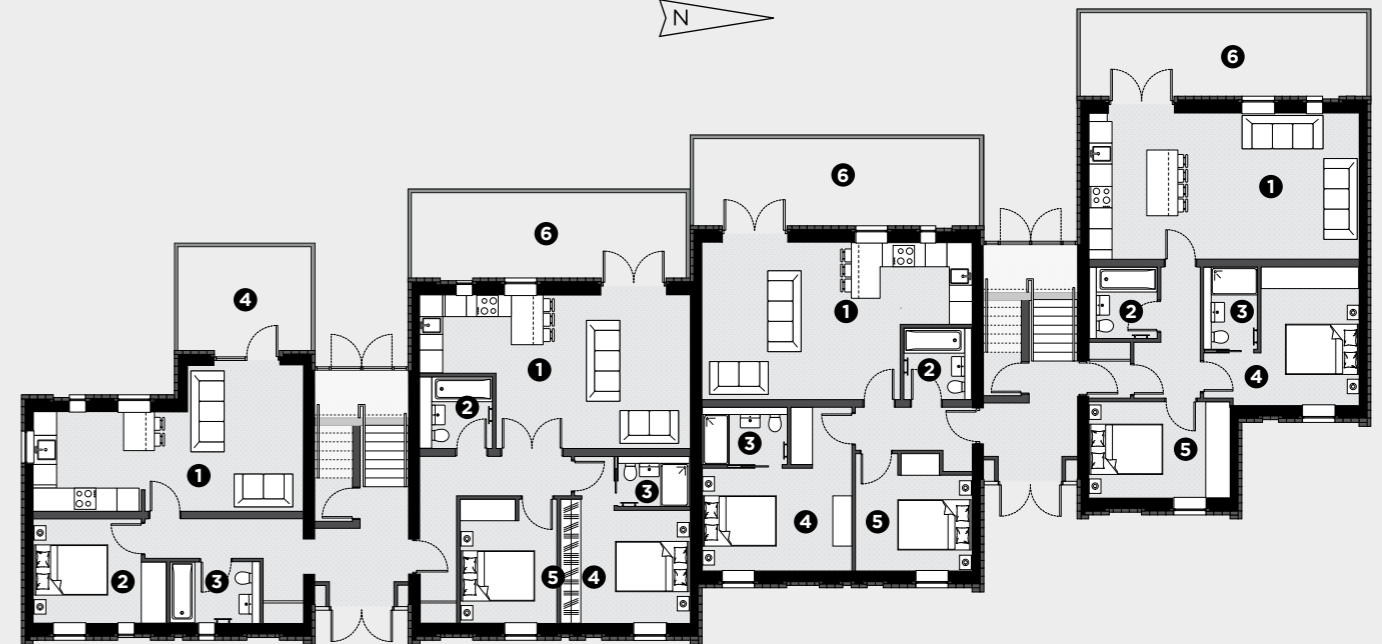


Choose from a range of well-designed 1 & 2 bedroom apartments. All feature open plan living space, with en-suite facilities to the master bedroom of the 2 bedroom apartments.



G

GROUND FLOOR



Apartment EIGHT
48.5 sq m / 522 sq ft *

1. KITCHEN / LIVING
7.6m x 4.0m
2. BEDROOM 1
3.7m x 3.0m
3. BATHROOM
2.4m x 1.8m
4. TERRACE
3.0m x 3.9m

Apartment SEVEN
69 sq m / 743 sq ft *

1. KITCHEN / LIVING
7.6m x 4.3m
2. BATHROOM
2.1m x 2.1m
3. EN-SUITE
2.1m x 1.5m
4. BEDROOM 1
3.4m x 4.6m
5. BEDROOM 2
3.0m x 3.4m
6. TERRACE
2.5m x 7.8m

Apartment TWO
69 sq m/743 sq ft *

1. KITCHEN / LIVING
7.6m x 4.3m
2. BATHROOM
1.8m x 2.1m
3. EN-SUITE
2.4m x 1.5m
4. BEDROOM 1
4.3m x 4.6m
5. BEDROOM 2
3.4m x 3.4m
6. TERRACE
2.5m x 8.2m

Apartment ONE
71.5 sq m / 770 sq ft *

1. KITCHEN / LIVING
7.6m x 4.0m
2. BATHROOM
1.8m x 2.1m
3. EN-SUITE
1.5m x 2.4m
4. BEDROOM 1
2.7m x 4.0m
5. BEDROOM 2
4.0m x 2.7m
6. TERRACE
2.5m x 8.2m

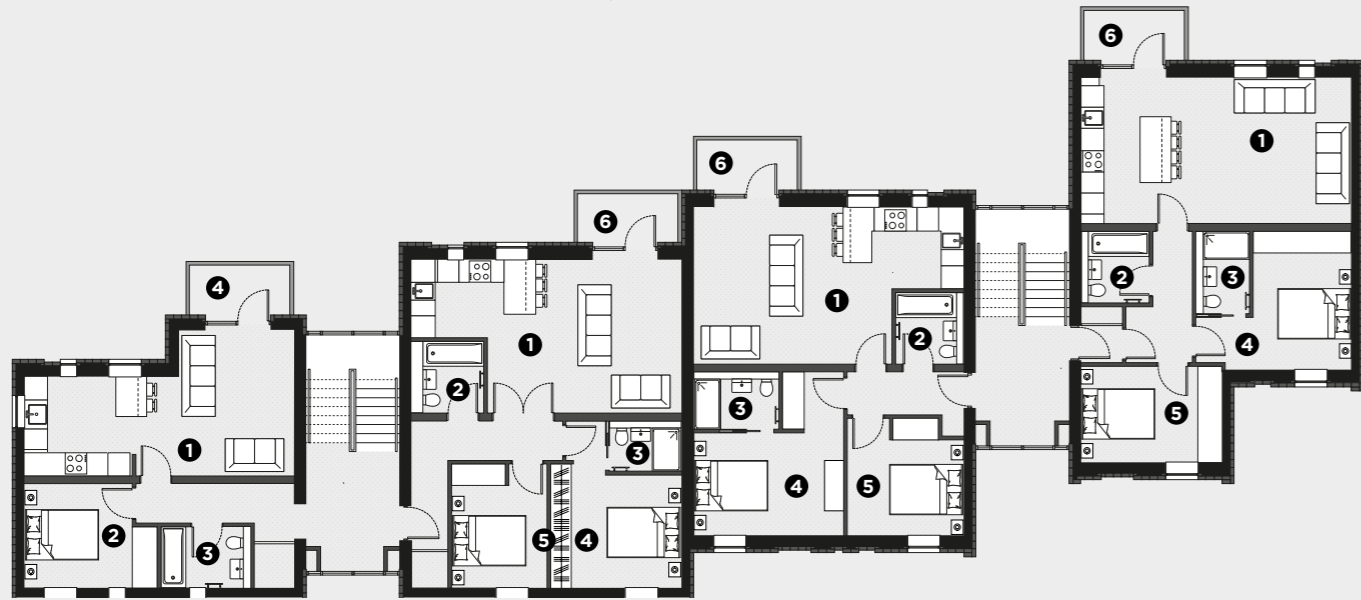
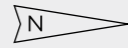
* Approximate area

GROUND



1

FIRST FLOOR



Apartment TEN

48.5 sq m / 522 sq ft *

1. KITCHEN / LIVING
7.6m x 4.0m
2. BEDROOM 1
3.7m x 3.0m
3. BATHROOM
2.4m x 1.8m
4. BALCONY
1.5m x 3.0m

Apartment NINE

69 sq m / 743 sq ft *

1. KITCHEN / LIVING
7.6m x 4.3m
2. BATHROOM
2.1m x 2.1m
3. EN-SUITE
2.1m x 1.5m
4. BEDROOM 1
3.4m x 4.6m
5. BEDROOM 2
3.0m x 3.4m
6. BALCONY
1.4m x 3.0m

Apartment FOUR

69 sq m / 743 sq ft *

1. KITCHEN / LIVING
7.6m x 4.3m
2. BATHROOM
1.8m x 2.1m
3. EN-SUITE
2.4m x 1.5m
4. BEDROOM 1
4.3m x 4.6m
5. BEDROOM 2
3.4m x 3.4m
6. BALCONY
1.5m x 3.0m

Apartment THREE

71.5 sq m / 770 sq ft *

1. KITCHEN / LIVING
7.6m x 4.0m
2. BATHROOM
1.8m x 2.1m
3. EN-SUITE
1.5m x 2.4m
4. BEDROOM 1
2.7m x 4.3m
5. BEDROOM 2
4.0m x 2.7m
6. BALCONY
1.5m x 3.0m

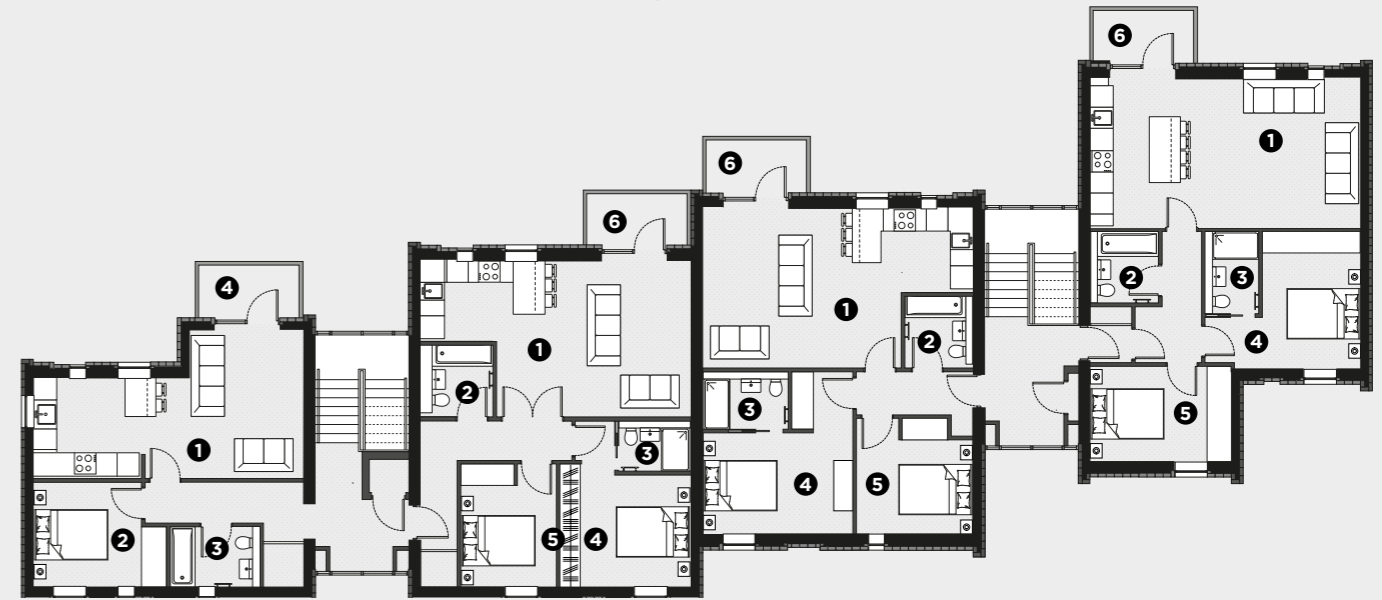
* Approximate area

FIRST



2

SECOND FLOOR



Apartment TWELVE

48 sq m / 516 sq ft *

1. KITCHEN / LIVING
7.6m x 4.3m
2. BEDROOM 1
3.7m x 3.0m
3. BATHROOM
2.4m x 1.8m
4. BALCONY
1.5m x 3.0m

Apartment ELEVEN

68.5 sq m / 737 sq ft *

1. KITCHEN / LIVING
7.6m x 4.3m
2. BATHROOM
2.1m x 2.1m
3. EN-SUITE
2.1m x 1.5m
4. BEDROOM 1
3.4m x 4.6m
5. BEDROOM 2
3.0m x 3.4m
6. BALCONY
1.4m x 3.0m

Apartment SIX

68.5 sq m / 737 sq ft *

1. KITCHEN / LIVING
7.6m x 4.6m
2. BATHROOM
1.8m x 2.1m
3. EN-SUITE
2.4m x 1.5m
4. BEDROOM 1
4.3m x 4.6m
5. BEDROOM 2
3.4m x 3.4m
6. BALCONY
1.5m x 3.0m

Apartment FIVE

71 sq m / 764 sq ft *

1. KITCHEN / LIVING
7.6m x 4.3m
2. BATHROOM
1.8m x 2.1m
3. EN-SUITE
1.5m x 2.4m
4. BEDROOM 1
2.7m x 4.3m
5. BEDROOM 2
4.0m x 2.7m
6. BALCONY
1.5m x 3.0m

* Approximate area

SECOND





above all

IT'S THE DETAILS THAT COUNT

Specification

KITCHEN

- Laser soft anti slip mat Pearl Grey or Natural White carcasses
- All handleless carcasses and drawers
- Smeg integrated column 70-30 fridge freezer A+ built-in
- Smeg Linea multifunctional maxi oven stainless steel
- Smeg 60cm Cucina straight edge glass induction hob Black Glass
- Smeg 60cm telescopic hood including front panel
- Smeg Cucina microwave oven stainless steel
- Smeg 60cm fully integrated dishwasher built-in
- Smeg 60cm Cucina fully integrated washer dryer 7kg AA rated built-in
- Stainless steel sink with chrome mixer tap
- LED strip lighting
- 12mm Quartz - Unistone Bianco Assoluto (White)
- 12mm Quartz - Compac Ceniza (Light Grey)
- 12mm Quartz - Silestone Gris Expo
- Tinted mirror splashbacks

SECURITY & ELECTRICAL

- Mains operated smoke detectors
- Security alarm
- High performance aluminium double glazed lockable windows
- BT, TV & satellite points in principle rooms wall mounted
- Pre-wired for Sky Plus
- Recessed downlighters
- LED mood lighting

BATHROOMS & EN-SUITES

- Contemporary White sanitaryware
- Ceiling mounted ultra slim rain shower head 240mm
- 2 way chrome thermostatic shower valve
- Walk in showers
- 1700x750 baths
- Chrome single tap lever to basin
- Vanity unit under sink Matt Anthracite Grey
- Nexus Pearl Natural rectified 60x60 floor tiles
- Nexus Glaciar rectified 60x120 wall tiles
- Hexagon Stone Glass White Gloss mosaic feature
- Extractor fan
- Anthracite Grey solo tubular x3 towel rail
- Full height feature mirror
- LED mood lighting

BEDROOMS

- Wardrobes to master bedroom

FLOORING

- 25mm Arctic Grey carpets in bedrooms
- Moduleo Impress Castle Oak flooring in kitchen/living room and entrance hall laid at 45 degrees in Chevron pattern
- 60x60 Nexus Pearl rectified floor tiles bathrooms and en-suites

HEATING

- Under floor heating

GENERAL

- Allocated parking to each apartment
- Bicycle store
- Impressive communal entrances
- 10 year Premier Guarantee
- Video entry phone
- Terraces to ground floor units and balconies to upper floors

Sales



For sales enquiries please visit

www.brookmansplace.co.uk



Disclaimer: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty. **Design & CGI:** Propertybrochure.com

