





The Courtyard

A very spacious and luxuriously appointed 3-bedroom first floor (top) apartment with 2 bathrooms, garage and communal grounds located within the grounds of Essendon Country Club with its 2 quality golf courses and welcoming clubhouse/restaurant.

The development is gated and well maintained, the majority of the properties are houses, and this beautiful home provides an ideal opportunity for a 'lock up and go' situation should the discerning buyer be inclined to spend time away/abroad or, equally, there is a lot of living accommodation to enjoy full time with such a wonderful backdrop.

A security entryphone system allows access into the communal hall, stairs rise to the first floor where the entrance is. The apartment's hall is large and leads onto all rooms. The triple aspect lounge/diner is a real delight, very spacious and enjoys the sun from the East, South and West creating a bright and airy space to relax in and enjoy the elevated views. The kitchen is separate to the living area and fitted with Bespoke Mark Wilkinson kitchen units, integrated appliances and granite work tops.

The master bedroom is dual aspect, has fitted wardrobes and a luxury en-suite. The additional 2 bedrooms are both good sizes, bedroom 2 boasts a fitted wardrobe and bedroom 3 is currently being used as an office but would also make a comfortable sized bedroom, if one so wished.

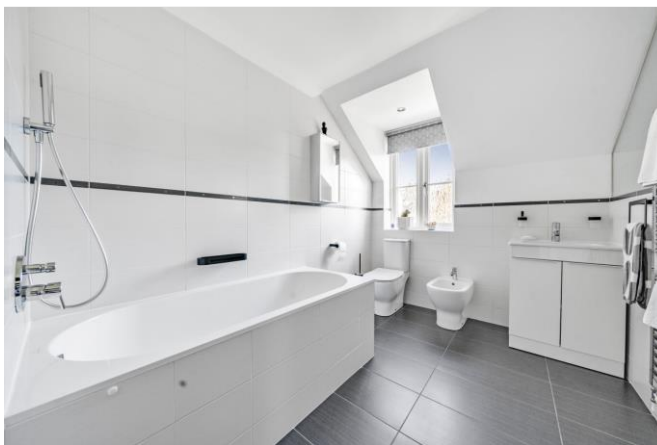
This superb home has 2 large, allocated parking spaces and a garage en-bloc. Externally are communal grounds and, of course, the 2 highly rated golf courses. Residents have access to a golf buggy.

Located within 450 acres of Essendon Country Club grounds this luxurious apartment exudes the feeling of countryside living. However, nearby villages of Brookmans Park and Little Berkhamsted provide shops to cater for everyday needs and a short drive away are Potters Bar, Welwyn Garden City and Hertford with their more comprehensive amenities and train stations offering connections to central London. A great opportunity to enjoy the best of both worlds!



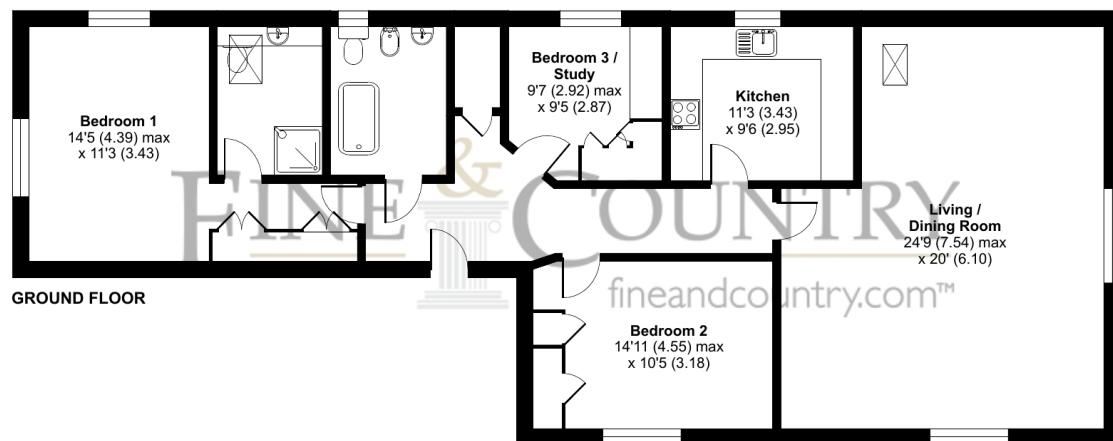
1 3 2

Tenure: Leasehold
Council Tax: Band G
Local Authority: Welwyn Hatfield





Approximate Area = 1329 sq ft / 123.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country. REF: 1078845



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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