



[View of block](#)



**Offers in Excess of
£280,000**

Set on the edge of the ever popular LEVERSTOCK GREEN, Michael Anthony Estate Agents are pleased to present this immaculately presented first floor maisonette. Comprising two double bedrooms, a generous lounge/dining room, separate kitchen and family shower room. The property is located just a short distance from local amenities, schools and access to the M1.

Property Description

Entrance

Stairs from ground floor to open landing area.

Entrance Porch

Glazed door opens to the entrance porch, door to lounge/diner.

Lounge/Diner

A dual aspect room with double glazed windows to front and rear, TV and telephone points, two radiators, door to kitchen and hallway.

Kitchen

A recently refitted kitchen with a range of base and eye level storage units, matching worktops with an inset single drainer sink unit with mixer tap, integrated washer dryer, integrated dishwasher, integrated fridge freezer, integrated oven and hob with extractor fan above, wall mounted "combi" boiler, double glazed window to rear, tiled surrounds.

Inner Hallway

Storage cupboard, access to part boarded and recently fully insulated loft space, doors to bedrooms and bathroom, recessed spot lighting.

Bedroom One

Double glazed window to front, radiator, storage cupboard.

Bedroom Two

Double glazed window to front aspect, radiator, built in wardrobe.

Bathroom

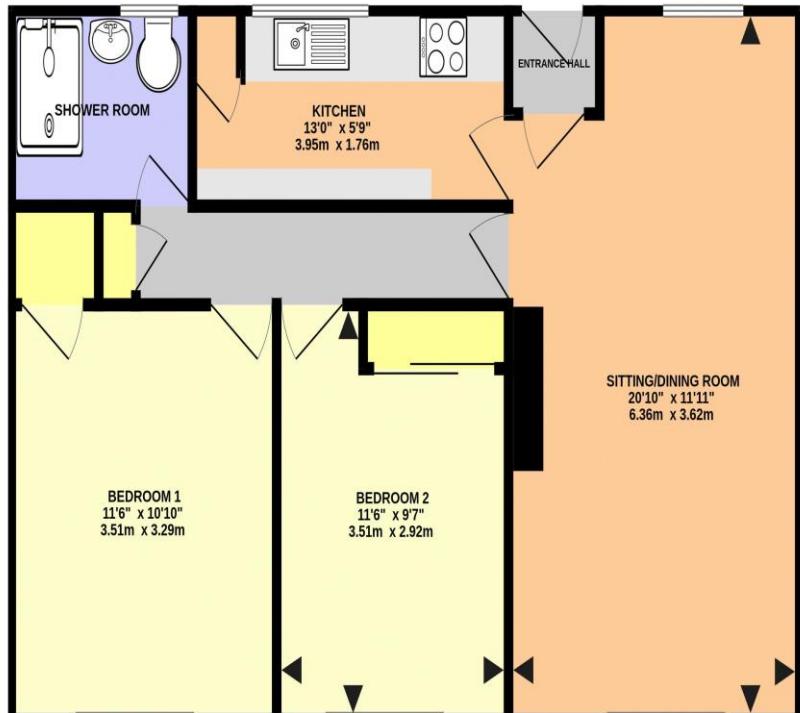
Frosted double glazed window to front, WC, hand wash basin, shower cubicle, extractor fan.

Outside

Private balcony with a large downstairs storage cupboard.

Council Tax: C

EPC rating: C



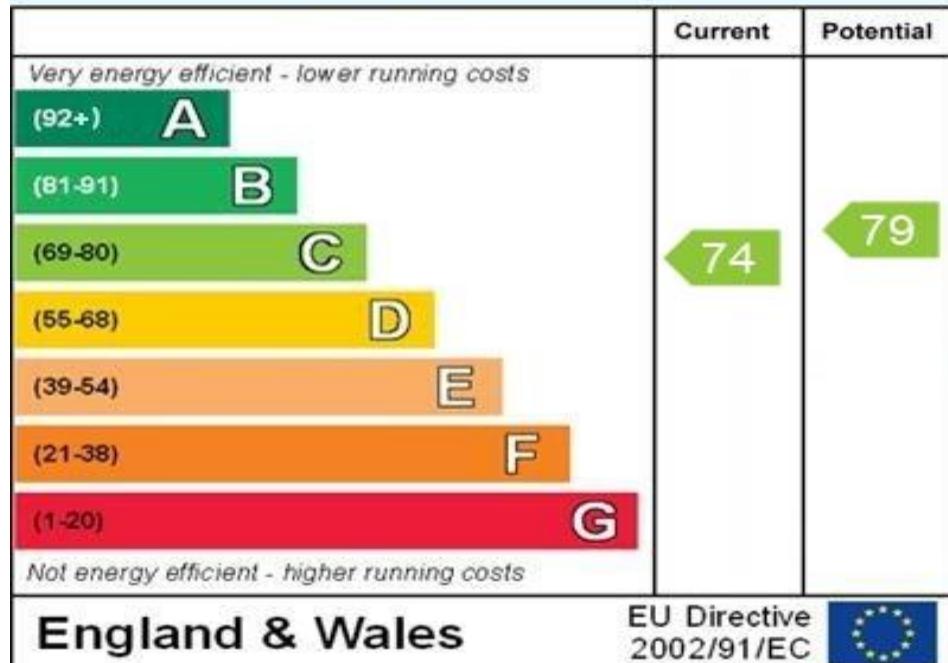
POYNDERS HILL, HEMEL HEMPSTEAD HP2 4PH (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed

Made with Metropix 22026

Energy Efficiency Rating



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.