





£295,000

Set within a quiet cul de sac within walking distance of both the popular Old Town and main town centre, this well presented & spacious two bedroom first floor apartment comprises two double bedrooms, lounge/dining room with Juliet Balcony, modern fitted bathroom & kitchen and allocated parking. The property also boasts secluded communal gardens, secure entry system and is offered to the market with NO ONWARD CHAIN. *Also available for a 50% Share*

Property Description

ENTRANCE

Front & rear secure communal entrance with intercom, stairs rising to first floor.

ENTRANCE HALL

Wood flooring, built in walk in wardrobe and further storage cupboard, radiator.
Access to loft space via ladder.

LOUNGE/DINING ROOM

Wood flooring, double glazed window to rear, double glazed doors opening on to Juliet balcony, two radiators, kitchen area.

KITCHEN

Range of floor standing and wall mounted units with roll-edged worktops over, one and a half bowl stainless steel sink with drainer, wall-mounted gas combi boiler, integrated oven and gas hob with extractor fan over, space for fridge freezer, space & plumbing for washing machine.

BEDROOM ONE

Double glazed window to front, radiator.

BEDROOM TWO

Double glazed window to front, radiator.

BATHROOM

Low level WC, wall-mounted hand wash basin, panel bath with shower over, radiator, tiled walls, extractor fan.

OUTSIDE

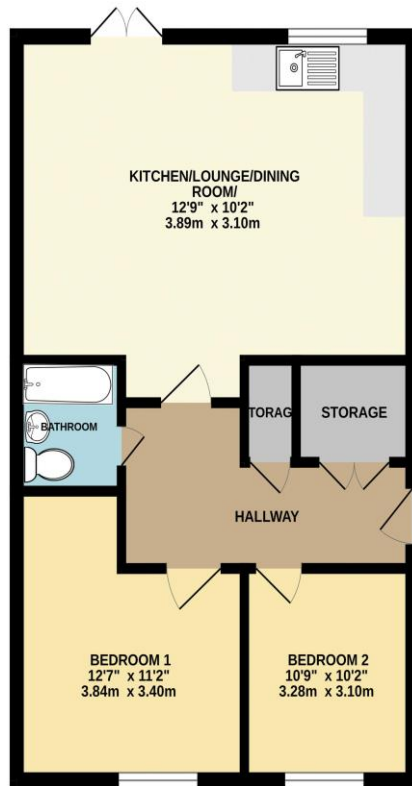
REAR GARDEN

Secluded communal garden laid to lawn with flower and shrub beds, secure bike store.

PARKING

Allocated parking for one car, visitor parking.

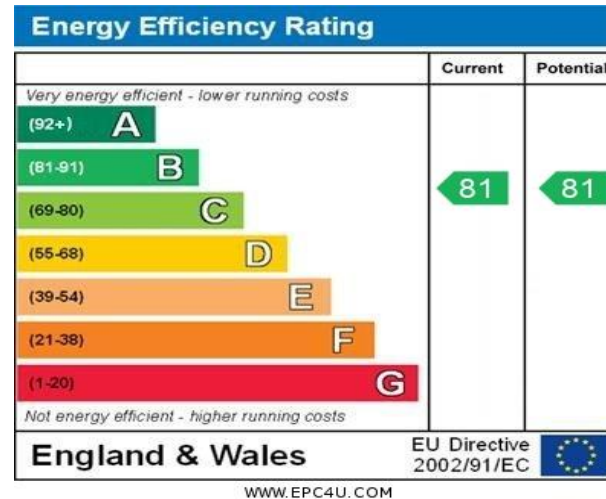
GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 445 sq.ft. (41.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex 62024

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



33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk