



View of block



£260,000

Set in a popular location within walking distance to Hemel Hempstead mainline train station and close to local amenities including schools and shops, this bright & airy three bedroom duplex maisonette briefly comprises lounge/dining room, kitchen, family bathroom and a private courtyard garden to the front.

Property Description

COMMUNAL ENTRANCE

Secure communal entrance with stairs rising to first floor, walkway to:

ENTRANCE PORCH

Built-in storage cupboard, front door to:

ENTRANCE HALL

Built-in storage cupboard, stairs rising to first floor, opening to kitchen and lounge/dining room.

LOUNGE/DINING ROOM

Double glazed window to front aspect. Radiator.

KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, integrated oven and hob with extractor fan over, built-in storage cupboard, space for fridge freezer, space for washing machine, wall-mounted gas combi boiler.

LANDING

Double glazed window to front aspect. Built-in storage cupboard.

BEDROOM ONE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

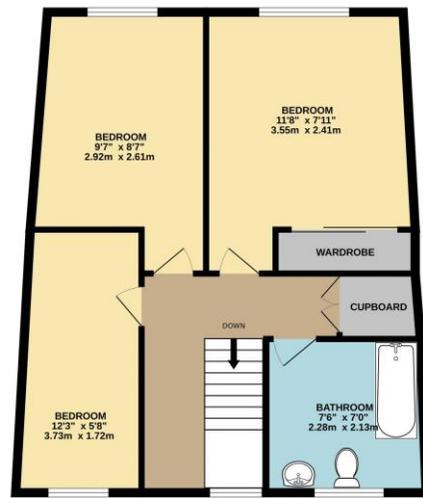
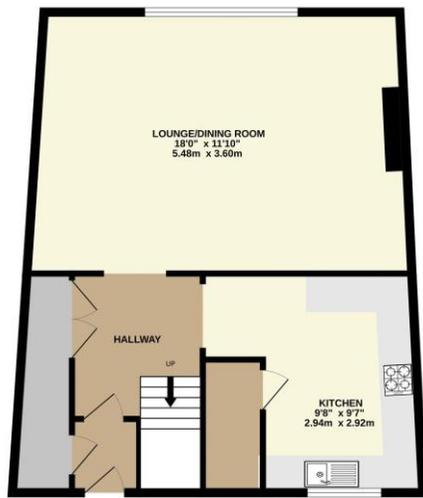
BATHROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail, tiled walls and floor.

OUTSIDE

FRONT GARDEN

Steps leading down to low maintenance patio area.



Whilst 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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