



View of block



£259,700

Situated within easy reach of the Town Centre, this well superbly presented two bedroom top floor apartment comprises lounge/dining room with a balcony, modern fitted kitchen & bathroom, master bedroom with a balcony and a refitted ensuite shower room. Additionally, the property benefits from a communal garden, secure video intercom system and under croft parking with one allocated space.

Property Description

ENTRANCE

Secure communal door to hallway, stairs rising to third floor.

ENTRANCE HALL

Radiator, doors to all rooms.

LOUNGE/DINING ROOM

Double glazed doors to balcony. Two radiators, built-in storage cupboard, opening to:

KITCHEN

Double glazed window to front aspect. Fitted with a range of floor and wall-mounted units with granite work top over, stainless steel sink with drainer, integrated oven and electric hob with extractor fan over, space for washing machine and fridge freezer, wall-mounted gas boiler, tiled floor, tiled splashback.

BEDROOM ONE

Double glazed doors to balcony. Radiator, a range of built-in wardrobes, door to:

EN-SUITE

Low level WC, part tiled walls, walk-in shower, wash hand basin in vanity unit, heated towel rail, tiled floor.

BEDROOM TWO

Double glazed door to front. Radiator, built-in wardrobe.

BATHROOM

Low level WC, wash hand basin in vanity unit, panelled bath with shower over, heated towel rail, tiled floor, part tiled walls.

OUTSIDE

PARKING

Allocated parking space in under croft car park.

COMMUNAL GARDEN

Mainly laid to lawn.

COUNCIL TAX BAND: D

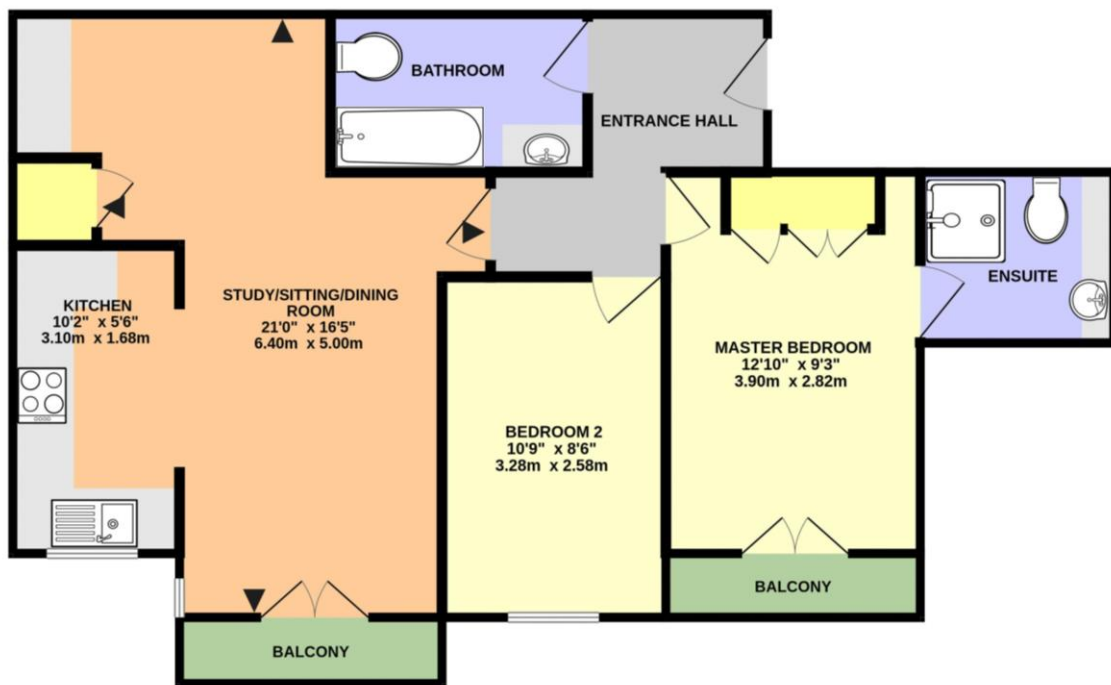
EPC RATING: C

LEASE DETAILS

Years remaining: 106

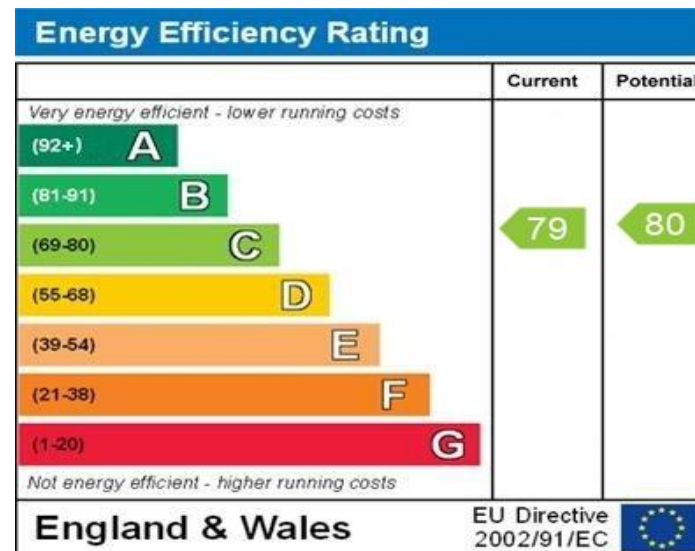
Ground rent: 150 per year

Service charges: £2,100 per year



GADEBURY HEIGHTS, HEMEL HEMPSTEAD HP1 1HG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.
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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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