





**Offers in Excess of
£325,000**

A superbly presented two double bedroom penthouse located in this exclusive gated development in this highly sought after location, With stunning views overlooking Gade Valley and Piccotts End. Offered with no upper chain and with a share of freehold. Other features include, low service costs with no ground rent charges, a fully fitted kitchen with built in appliances, a luxury bathroom and ensuite shower room, whilst outside an be found communal gardens and two allocated parking spaces.

Property Description

Entrance

Front door with security entry phone, opens to the communal entrance hall with stairs to all floors.

Entrance Hall

Hardwood front door opens to the entrance hall, security entry phone, storage cupboard, door to the airing cupboard, thermostat control, doors to all rooms.

Lounge

A dual aspect room with lovely views of Gade Valley, Piccotts End and beyond, with vaulted ceilings creating a feeling of space, TV point, wall light points, two electric heaters.

Kitchen

A fully fitted kitchen boasting a wide range of base and eye level storage units, Granite work surface areas with matching upstands with a one and a half bowl stainless steel sink unit with mixer tap, integrated fridge and freezer, built in electric oven hob with a stainless steel splash back, oven below and canopy extractor hood over, integrated dishwasher and washing machine, double glazed window.

Bedroom One

Double glazed window, built in wardrobes, electric heater.

Ensuite

A three piece suite comprising a low level WC, wash hand basin with mixer tap, tiled shower cubicle, extractor fan, heated towel rail, half tiled surrounds.

Bedroom Two

Double glazed window, electric heater, Velux style window.

Bathroom

a three piece suite comprising a low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, double glazed window, heated towel rail, extractor.

Outside

Communal Gardens

Parking

Gated access to a private car park with two allocated parking spaces.

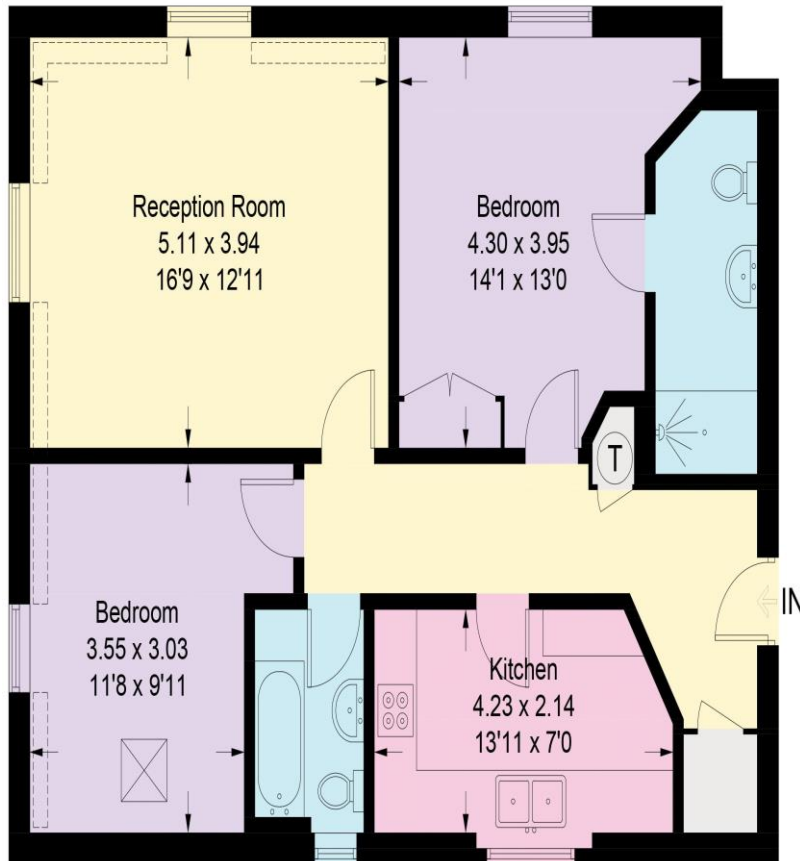


Park View, Gadebridge Lane

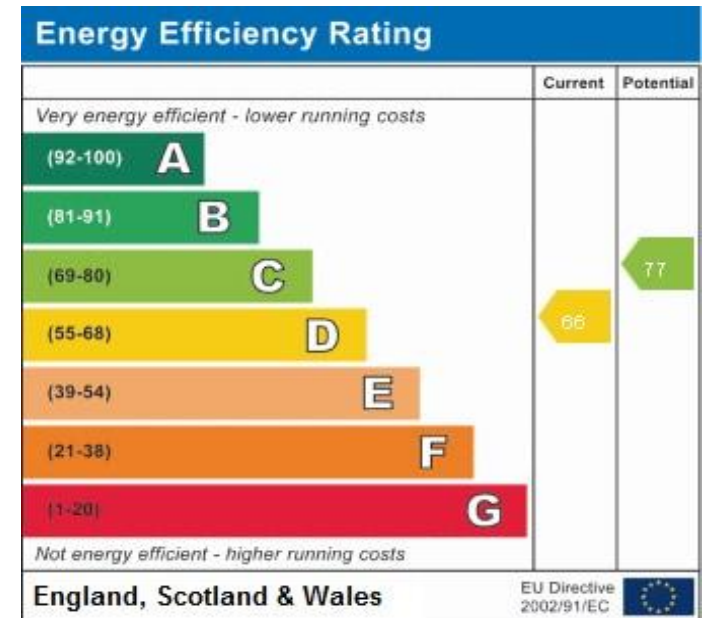


Approximate Gross Internal Area
76.7 sq m / 825 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 2.3 sq m / 25 sq ft
Total = 79.0 sq m / 850 sq ft

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1029567)



Second Floor



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