

Old Town

Hemel Hempstead, HP1 1LR

OFFERED WITH NO UPPER CHAIN! Old Hempstead House is a stunning period conversion located within the Old Town offering an abundance of characterful features contained within this historic Grade II listed building. This ground floor apartment offers; Lounge/Diner, luxury Fitted Kitchen with built in appliances and granite work-surfaces, Two generous Double Bedrooms, Master Bedroom with Cloakroom, Modern Fitted Bathroom, Private Courtyard Garden leading from the Master Bedroom, Large Basement which could be used for storage or a study, Allocated Parking to rear of the property. Call Flaggs on 01442 232888 to arrange a viewing.

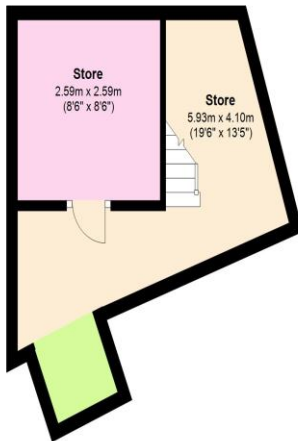


Offers in Excess of £269,950 Leasehold

Call Flaggs on **01442 232888** to arrange a viewing.

Basement

Approx. 18.7 sq. metres (200.9 sq. feet)



Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



Total area: approx. 72.5 sq. metres (780.1 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



Tenure

Lease: 999 Years

Service Charge: £950 per year

Ground Rent: £200 per year

The lease information has been provided by the seller. Flaggs Estate Agents have made attempts to confirm this information with the freeholder; at this time we are unable to verify this information is correct. Therefore if any offer is subject to this information, buyers must check this prior to making an offer.

14 Queensway
Hemel Hempstead
Hertfordshire HP1 1LR
Tel: 01442 232888
Fax: 01442 800044
e: info@flaggs.co.uk
www.flaggs.co.uk

Disclaimer: 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE F054 Printed by Ravensworth 01670 713330