



High Street, Hemel Hempstead, HP1 3AF
Asking price £260,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A superbly presented two bedroom, two bathroom modern apartment, ideally situated on Heritage Gate, just off Hemel Hempstead's historic Old Town. Accommodation includes an entrance hallway, impressive 26FT open plan living space with modern kitchen, utility room, principal bedroom with en suite shower room, second bedroom and a family bathroom. Externally the property further boasts an allocated space. Council tax band C. Contact sole appointed selling agent Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Wood effect flooring. Under floor heating. Recessed down lighting. Access into all rooms.

Utility Room

Integrated washing machine with work surface over. Wood effect flooring. Under floor heating. Recessed down lighting.

Kitchen/Living Room

An open plan room with three windows. Fitted with a range of eye and base level units with work surfaces over. Partial Tiled splash back. Stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob with extractor over and fridge/freezer. Wood effect flooring. Under floor heating. Recessed down lighting.

Principal Bedroom

Two windows. Built in wardrobes. Wood effect flooring. Under floor heating. Recessed down lighting. Access into the en-suite.

En Suite Shower Room

Fitted with a three piece suite to include a shower

enclosure, wall mounted wash hand basin and low level w/c. Tiled flooring. Partially tiled walls. Recessed down lighting.

Bedroom Two

Window. Wood effect flooring. Under floor heating. Recessed down lighting.

Family Bathroom

Fitted with a three piece white suite to include a tile enclosed shower bath with a glass screen and shower over, wall mounted wash hand basin and low level w/c. Tiled flooring. Partially tiled walls. Extractor fan. Recessed down lighting.

Lease & Service Charge Information

The owners have advised that the property has approximately 116 years remaining on a 125 year leasehold. The owners have also advised that the property is subject to ground rent charges of £300 per year and service charges in the region of £2,416.36 per year. This information should be verified with a solicitor prior to any exchange of contracts.

Externally

The property also benefits from an allocated parking space. (permit required)

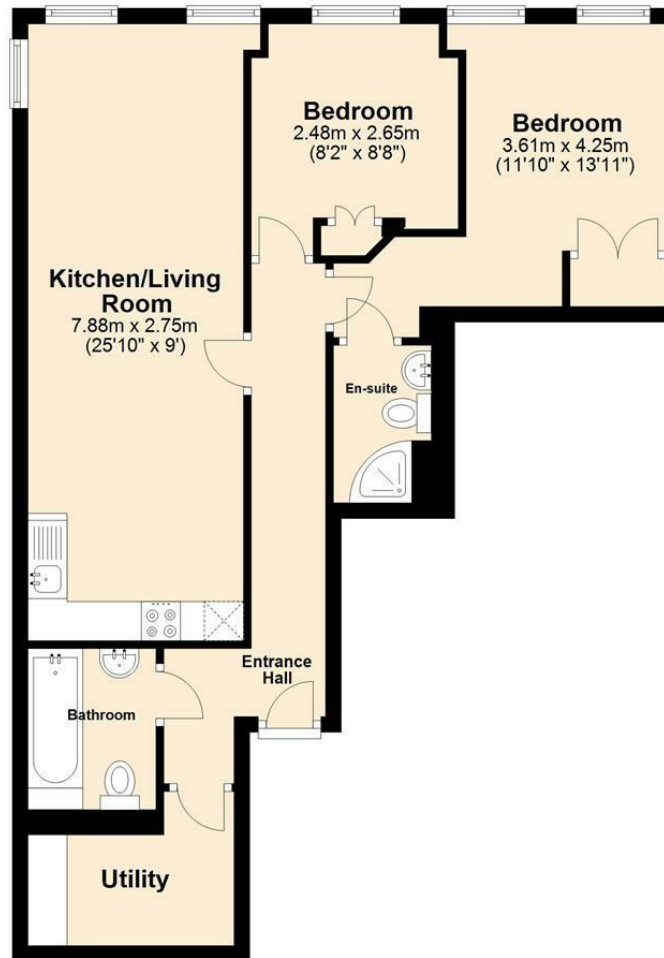


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www.searsandco.co.uk call: 01442 254 100

Floor Plan

Approx. 59.1 sq. metres (636.5 sq. feet)



Total area: approx. 59.1 sq. metres (636.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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 floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

