



Great Palmers, Hemel Hempstead, HP2 6BE
Asking price £180,000

Sears & Co
estate & letting agents

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

A two bedroom TOP FLOOR apartment in need of modernisation situated on Great Palmers, Grove Hill, HP2. Accommodation includes an entrance hallway with storage, 14FT living/dining room, kitchen, two bedrooms and a family bathroom. This property also benefits from a useful store shed located on the first floor landing. Contact SOLE appointed selling agents Sears & Co to arrange a viewing.

The owners have advised that the property is subject to a 125 year leasehold with an unexpired term of 83 years approx. The owners have also advised that the property is subject to peppercorn ground rent charges up to £10 per year and service charges that totalled £1120.05 during the last 12 months. This information should be verified with a solicitor prior to any exchange of contracts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

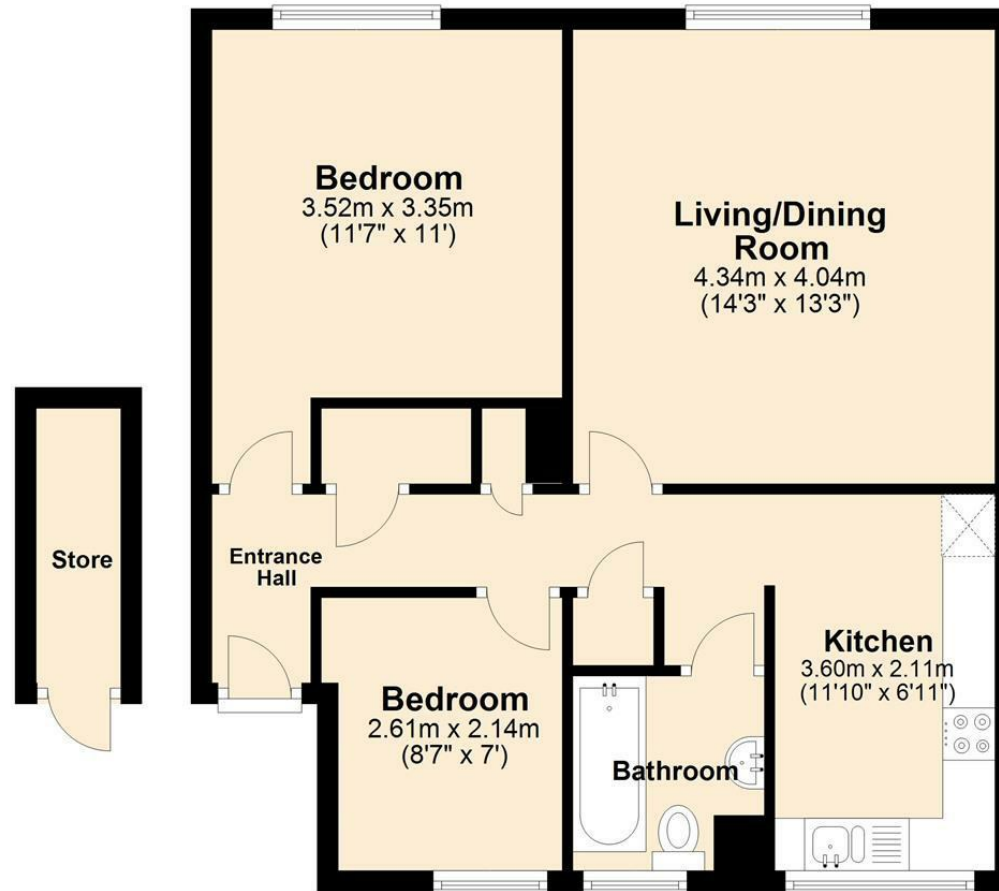
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

First Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



Total area: approx. 60.1 sq. metres (647.4 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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