



Arkley Road, Hemel Hempstead, HP2 7JT
Asking price £200,000

Sears & Co
estate & letting agents

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

A well presented two bedroom top floor flat, situated in this popular position on Arkley Court, Woodhall Farm, HP2. Accommodation includes an entrance hallway, 15ft living/dining room, kitchen, two bedrooms and a refitted family bathroom. Externally the property further benefits from a garage located in a nearby block, communal parking and the use of communal gardens.

The owners have advised that the property has approximately 144 years remaining on the leasehold. The owners have also advised the property is subject to a service charge of £106.68 per month and peppercorn ground rent. This information should be verified with a solicitor prior to any exchange of contracts.

Council tax band B. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Entrance Hallway

Wood effect flooring. Airing cupboard. Access to two bedrooms, family bathroom and the living/dining room.

Living/Dining Room

Double glazed window. Electric storage heater. Access to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work work surfaces over. Space for a freestanding fridge freezer, oven and washing machine. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Tile effect flooring.

Bedroom

Double glazed window. Electric storage heater.

Bedroom

Double glazed window. Wood effect flooring.

Family Bathroom

Fitted with a three piece suite to include a panel enclosed bath with electric shower over, pedestal wash hand basin and a low level w/c. Partially tiled walls. Extractor fan.

Externally

The property further benefits from a garage located in a nearby block, communal parking and the use of communal gardens.

Lease & Service Charge

The owners have advised that the property has approximately 144 years remaining on the leasehold. The owners have also advised the property is subject to a service charge of £106.68 per month and peppercorn ground rent. This information should be verified with a solicitor prior to any exchange of contracts.

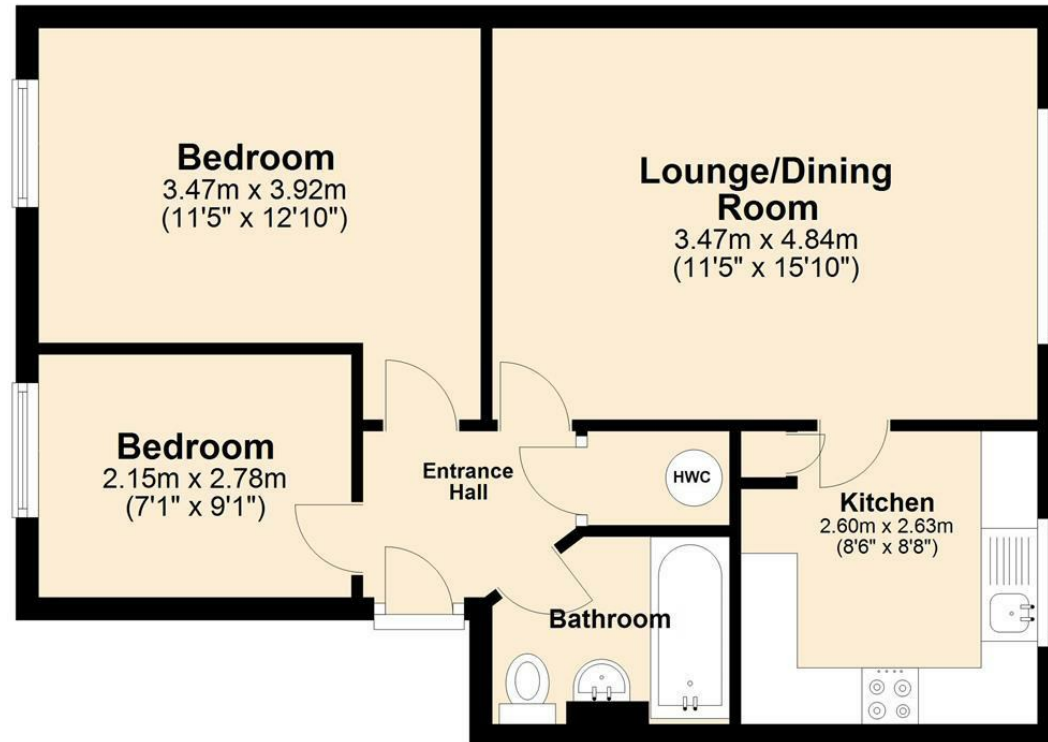


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www.searsandco.co.uk call: 01442 254 100

Floor Plan

Approx. 50.1 sq. metres (539.5 sq. feet)



Total area: approx. 50.1 sq. metres (539.5 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

