



**Midland Road, Hemel Hempstead, HP2 5YQ**  
**Asking price £260,000**

**Sears & Co**  
estate & letting agents



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

AN IMMACULATE example of a two bedroom, two bathroom first floor CORNER apartment in this desirable modern building located close to the centre of Hemel Hempstead benefiting from GAS CENTRAL HEATING. Accommodation includes an entrance hallway, superb DUAL ASPECT living area with fitted kitchen and walk out 'wrap around' balcony, two well proportioned bedrooms with the master benefiting from an EN SUITE and a further family bathroom. Externally the property further boasts from a communal roof garden and an ALLOCATED PARKING SPACE. Contact SOLE appointed selling agents Sears & Co to arrange a viewing on this ideal apartment. Council tax band D.

### Front Door

### Entrance Hallway

Radiator. Store cupboard. Video entry system. Access to all rooms.

### Open Plan Living Space

A 'dual aspect' room with double glazed window to rear aspect, double glazed door leading to the balcony. Further double glazed door also leading to the balcony and further double glazed window to the side aspect. Radiator.

### Kitchen Area

Fitted with a range of eye and base level units with roll top work surfaces over. Stainless steel sink and drainer unit with mixer tap. Built in oven, gas hob and extractor over. integrated fridge and freezer. Space for a free standing washing machine. Tiling to splash back areas. Linoleum flooring. Recessed down lighting.

### Bedroom

Two double glazed windows. Radiator. Access to the en suite shower room.

### En Suite

Fitted with a three piece suite to include a shower enclosure, pedestal wash hand basin and low level w/c. Radiator. Linoleum flooring. Recessed down lighting. Extractor fan. Tiling to splash back areas.

### Bedroom

Double glazed window. Radiator.

### Family Bathroom

Fitted with a three piece suite to include a panel enclosed bath, low level w/c and pedestal wash hand basin. Linoleum flooring. Radiator. Recessed down lighting. Extractor fan. Tiling to splash back areas.

### Externally

The building includes a delightful roof garden. Lift access. This apartment comes with an allocated parking space.

### Lease & Charges

The owners have advised that the property has approximately 142 years remaining on a 157 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 £1595.05 every six months. This information should be verified with a solicitor prior to any exchange of contracts.

### Disclaimer

In accordance with the estate agents act any potential purchaser is notified that a member of staff at Sears & Co has a connected interest in the sale of this property.

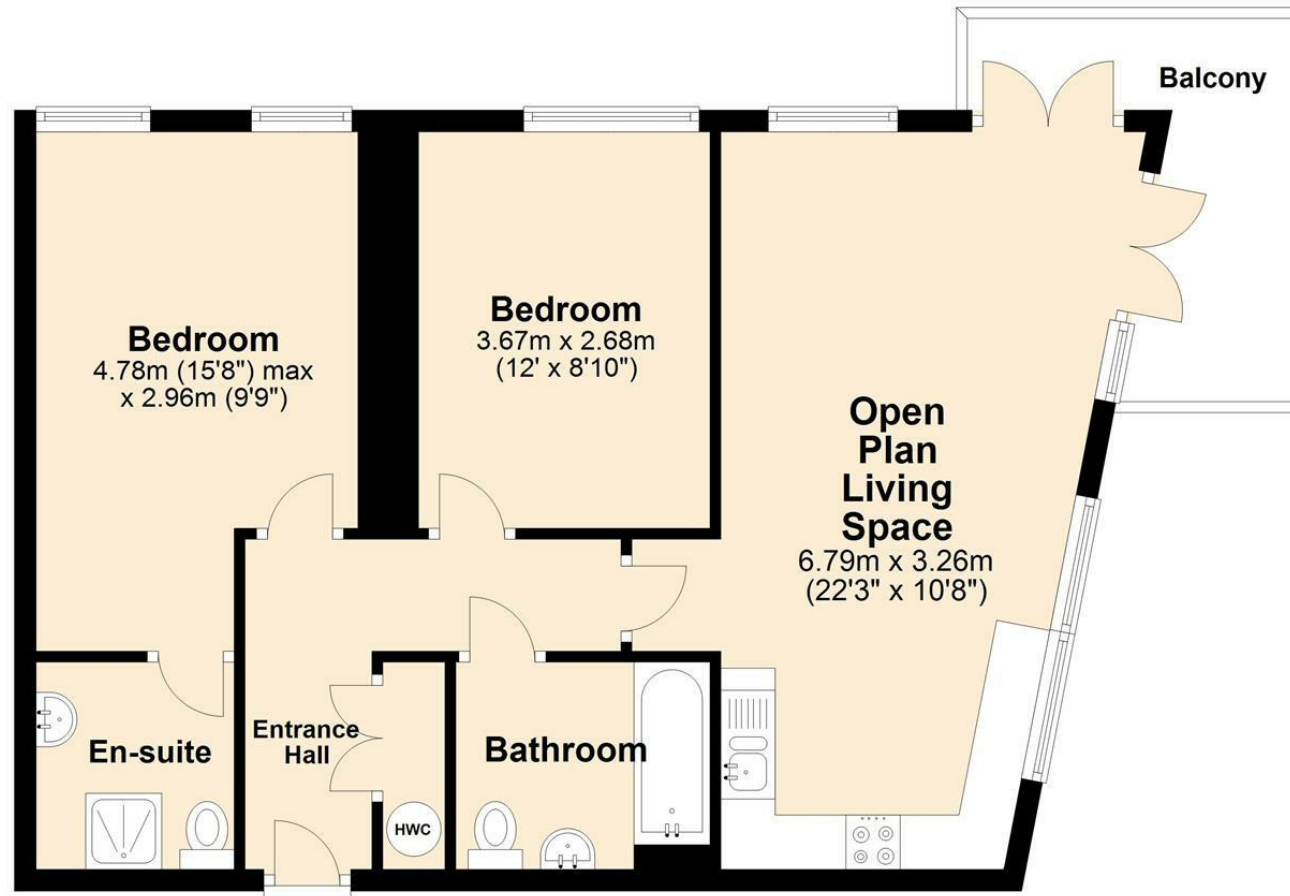


**Sears & Co**

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## Ground Floor

Approx. 64.9 sq. metres (699.0 sq. feet)



Total area: approx. 64.9 sq. metres (699.0 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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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		



