





**Offers in the Region  
Of £198,000**

This perfect first time or investment buy is offered with no upper chain and is situated within a stones throw of Hemel town centre and within walking distance of Hemel mainline station. With a long lease in excess of 130 years, briefly comprising a spacious lounge with fully fitted kitchen with built in appliances, a double bedroom with balcony, a luxury bathroom and with a covered secure, allocated parking space.

# Property Description

## **Entrance**

Front door with video entry phone opens to the communal entrance hall with lifts and stairs to all floors.

## **Entrance Hall**

Hardwood front door opens to the entrance hall, with video entry phone, storage cupboard and cupboard housing hot water tank, electric radiator.

## **Lounge**

With twin double doors opening to a Juliette balcony, TV point, electric radiator.

## **Kitchen**

Fitted with a range of high gloss base and eye level storage units, work surface areas with an inset single drainer stainless steel sink unit with mixer tap, built in electric hob with oven below and extractor hood over, plumbing and space for both washing machine and dish washer, built in fridge and freezer, tiled surrounds.

## **Bedroom**

With double doors leading to a balcony, electric radiator, TV point.

## **Bathroom**

A three piece suite comprising a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower over, tiled surrounds, heated towel rail, extractor fan, shaver point.

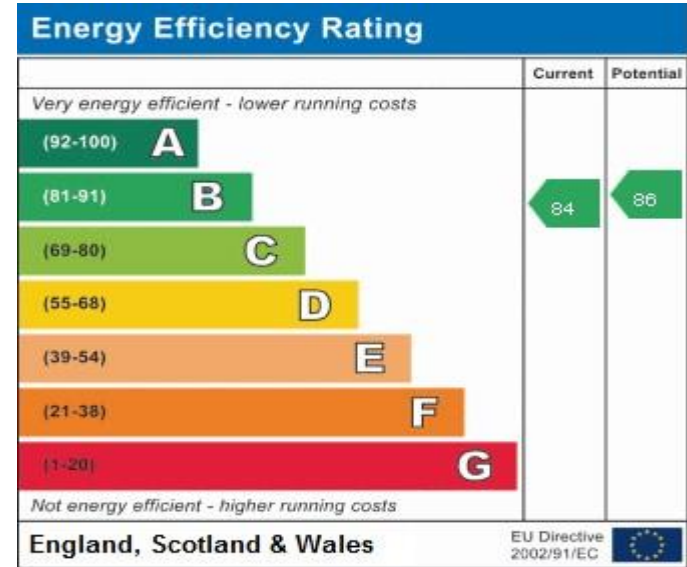
## **Parking**

Gated access to secure under ground parking space.

GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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