





**£205,000**

Set close to the popular Old Town and within easy reach of all local amenities and schools, this two bedroom first floor apartment has been tastefully refurbished, comprising lounge/dining room, separate kitchen, family bathroom and a main bedroom with built in wardrobe. Offered to the market with NO ONWARD CHAIN.

# Property Description

## **COMMUNAL ENTRANCE**

Secure entry system, stairs and lift to all floors.

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Intercom system, built-in storage cupboard, cupboard housing hot water cylinder, doors to all rooms.

## **LOUNGE/DINING ROOM**

Double glazed windows to side and rear aspects. Electric radiator, opening to kitchen.

## **KITCHEN**

Double glazed window to side aspect. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, one and a half bowl sink with drainer, space for washing machine, space for under counter fridge and freezer, space for cooker with extractor fan over, built-in storage cupboard housing water tank.

## **BEDROOM ONE**

Double glazed window to rear aspect. Built-in wardrobes.

## **BEDROOM TWO**

Double glazed window to rear aspect.

## **BATHROOM**

Low level WC, wash hand basin, panelled bath with shower over, extractor fan, heated towel rail.

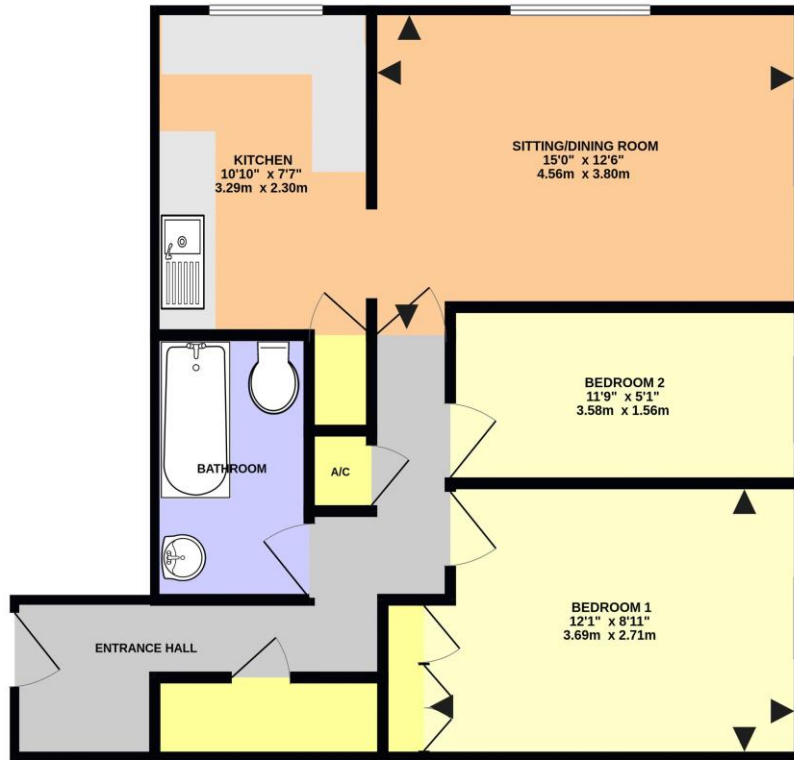
## **OUTSIDE**

### **PARKING**

Permit car park.

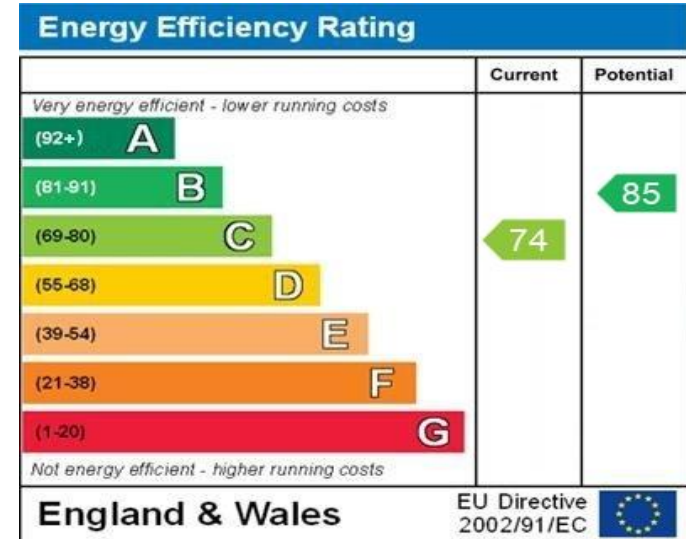
### **COMMUNAL GARDEN**

Laid to lawn area.



ALDWYCK COURT, HEMEL HEMPSTEAD HP1 1SJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.  
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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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