



View of block



£280,000

*****ALSO AVAILABLE AT 50% OWNERSHIP***** Offered with no upper chain this ground floor two bedroom apartment boasts a lovely, bright spacious lounge with doors leading to the gardens, a master bedroom with ensuite shower room, a refitted kitchen and luxury shower room, with ample parking and gas central heating. Located within easy reach of the town centre and just a short drive from the M1. We hold the keys.

Property Description

COMMUNAL ENTRANCE

Secure communal entrance with entry via intercom.

ENTRANCE

Door to:

ENTRANCE HALL

Doors to all rooms, intercom, radiator, storage cupboard housing gas boiler.

LOUNGE

Double glazed window and door to rear. Radiator, opening to kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, tiled splashback, stainless steel sink with drainer, integrated oven and hob with extractor fan over, space for washing machine and fridge freezer, radiator.

BEDROOM ONE

Double glazed window to side aspect. Radiator, door to:

EN-SUITE

Low level WC, pedestal wash hand basin, shower unit, radiator, extractor fan.

BEDROOM TWO

Double glazed window to side aspect. Radiator, a range of built-in wardrobes.

SHOWER ROOM

Double glazed frosted window to side aspect. Low level WC, pedestal wash hand basin, walk-in shower, radiator, extractor fan.

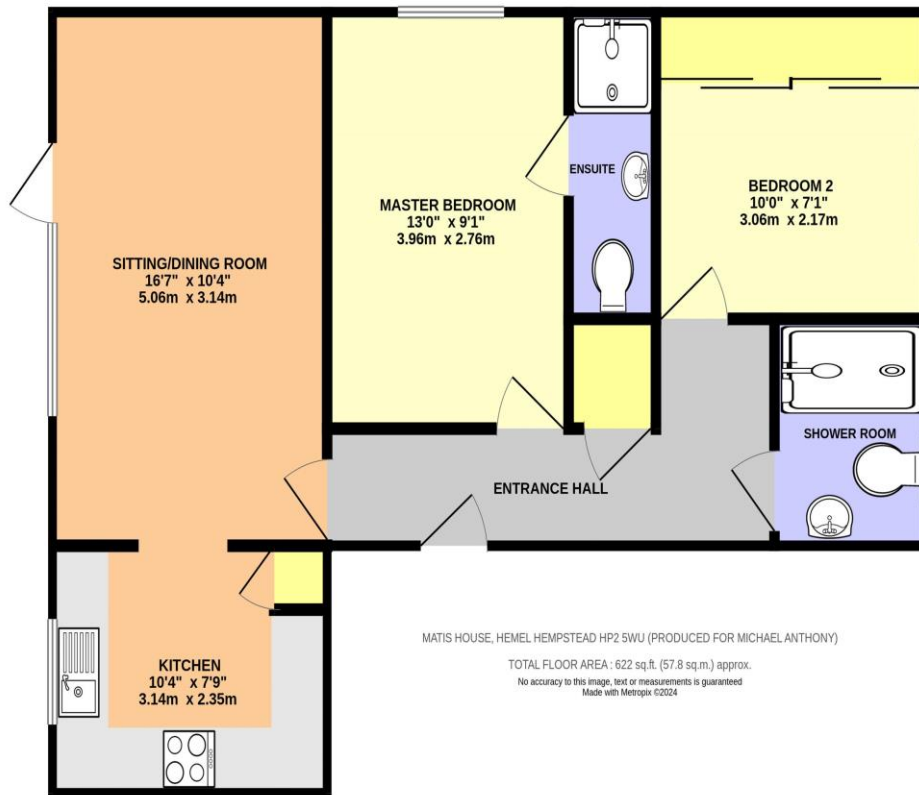
OUTSIDE

PARKING

Communal car park to rear of block.

GARDEN

Secluded garden with patio and lawn area, flower and shrub beds.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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