

**Offers in Excess of  
£274,000**

Built in 2018, this stunning two bedroom modern apartment set within a short walk of the Old Town and within easy reach of all local amenities is offered to the market with NO ONWARD CHAIN. Comprising open plan kitchen/dining/living space with balcony, modern bathroom and two bedrooms, the property also has an allocated space in the private car park. The apartment block has a resident-owned management company, which keeps service charges to a minimum.

# Property Description

## **ENTRANCE**

Secure entry door, stairs to first floor.

## **ENTRANCE HALL**

Double glazed frosted window to side aspect. Radiator, intercom system, doors to all rooms.

## **LOUNGE/KITCHEN/DINING ROOM**

Double glazed windows and door to front, double glazed windows to side, access to balcony. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, integrated oven and electric hob with extractor fan over, integrated fridge freezer and washing machine, two radiators, built-in storage cupboard housing hot water cylinder, spotlights.

## **BEDROOM ONE**

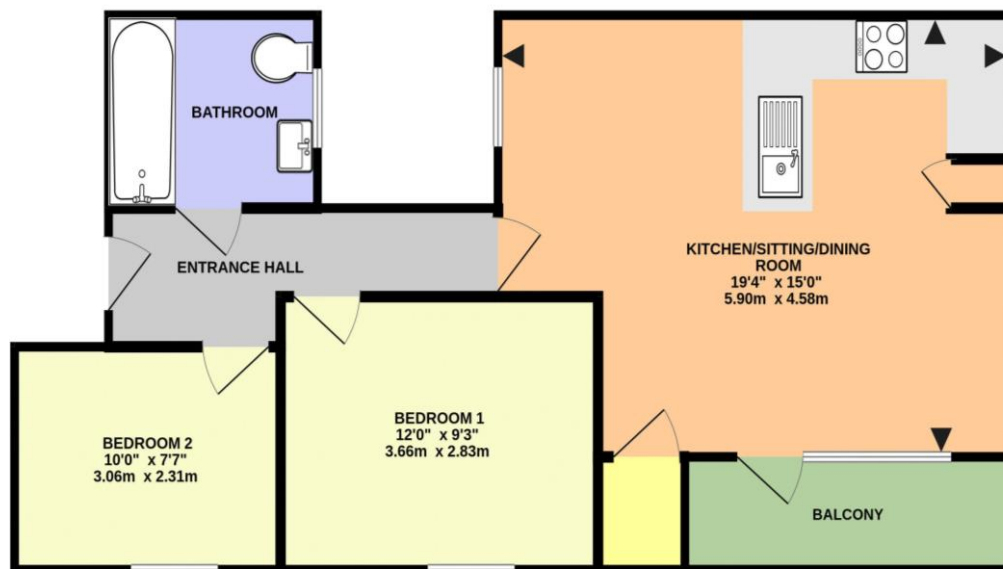
Double glazed window to front aspect. Radiator.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

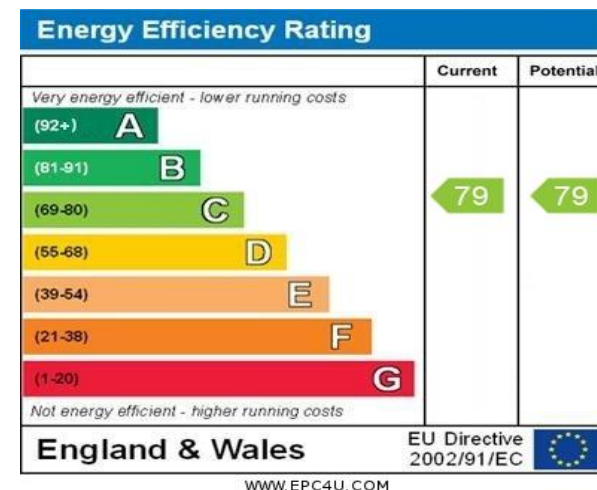
## **BATHROOM**

Double glazed frosted window. Low level WC, wash hand basin in vanity unit, panelled bath with shower over, heated towel rail, part tiled walls.



ALEXANDRA ROAD, HEMEL HEMPSTEAD HP2 5BS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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