





£195,000

Set in a quiet location close to local amenities and schools and with great access to the M1 motorway, this wonderfully presented two bedroom apartment is offered to the market with a long lease and low charges, the property comprises lounge/dining room, modern kitchen & bathroom and a communal car park providing ample parking.

Property Description

ENTRANCE

Secure intercom system, stairs rising to all floors.

ENTRANCE HALL

Storage cupboard, doors to:

LOUNGE/DINING ROOM

Double glazed windows to side and rear aspects. Two radiators, wood effect flooring, door 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, stainless steel sink with drainer, space for washing machine, integrated electric oven and hob, space for fridge freezer, wood effect flooring, wall-mounted gas combi boiler.

BEDROOM ONE

Double glazed window to front aspect. Radiator, wood effect flooring.

BEDROOM TWO

Double glazed window to front aspect. Radiator, wood effect flooring.

BATHROOM

Low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, tiled floor.

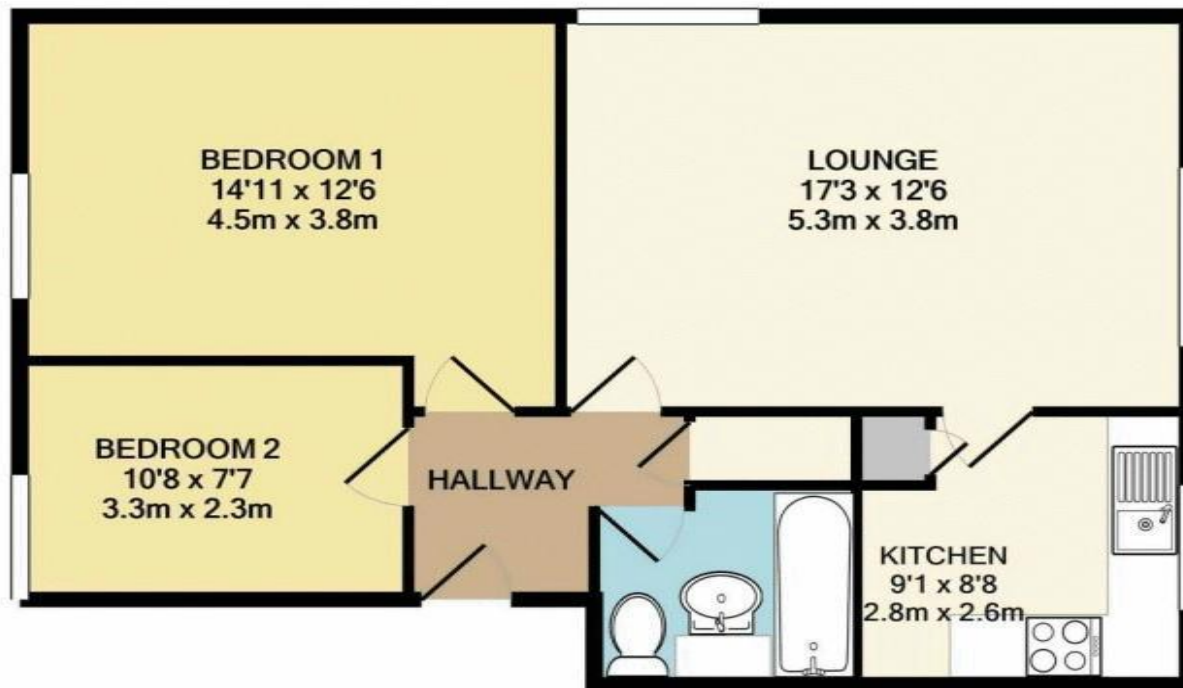
OUTSIDE

PARKING

Communal car park to front.

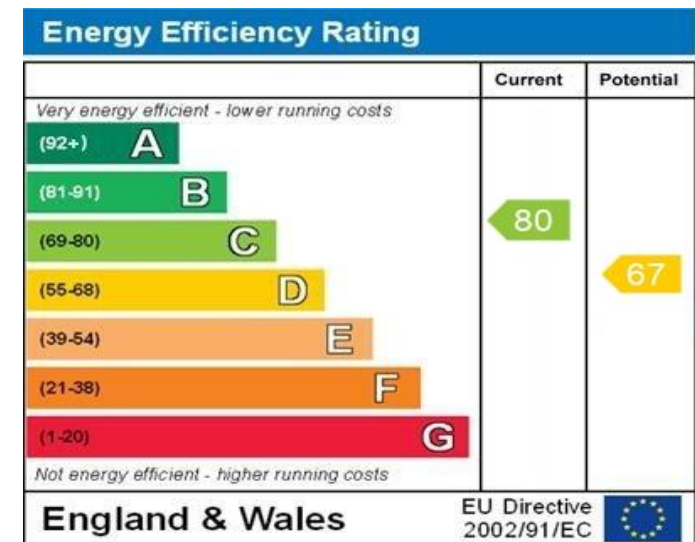
COMMUNAL GARDENS

Mainly laid to lawn.



TOTAL APPROX. FLOOR AREA 637 SQ.FT. (59.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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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