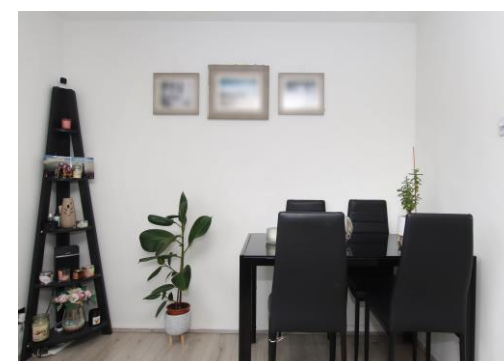




View of block





**£265,000**

Set in the desirable Old Town, close to a host of local amenities including cafes, bars and restaurants, this wonderfully well proportioned two bedroom duplex maisonette comprises kitchen, lounge/dining room, family bathroom and two bedrooms. The development benefits from communal parking and the current owner is in the process of extending the lease.

# Property Description

## ENTRANCE

Stairs to terrace, front door to:

## OUTSIDE

Communal parking area.

## ENTRANCE HALL

Doors to lounge/diner and kitchen, stairs rising to first floor, radiator, four built-in storage cupboards, spotlights.

## LOUNGE/DINER

Double glazed window to rear aspect. Spotlights, radiator.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, space for washing machine and dishwasher, integrated fridge freezer, integrated oven, electric hob with extractor over, radiator.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

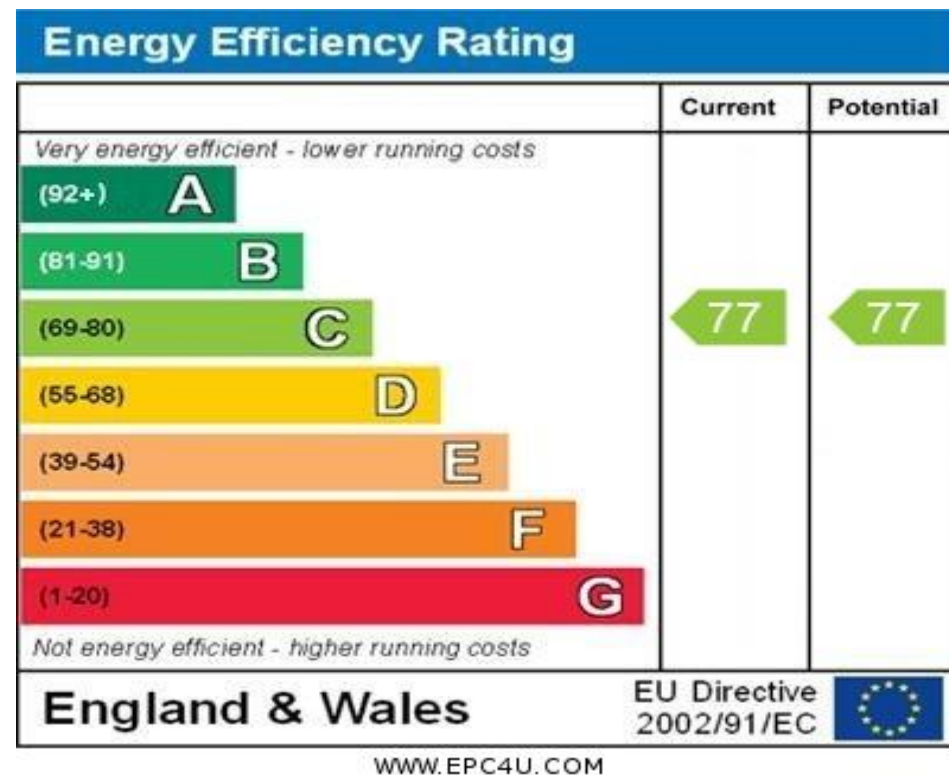
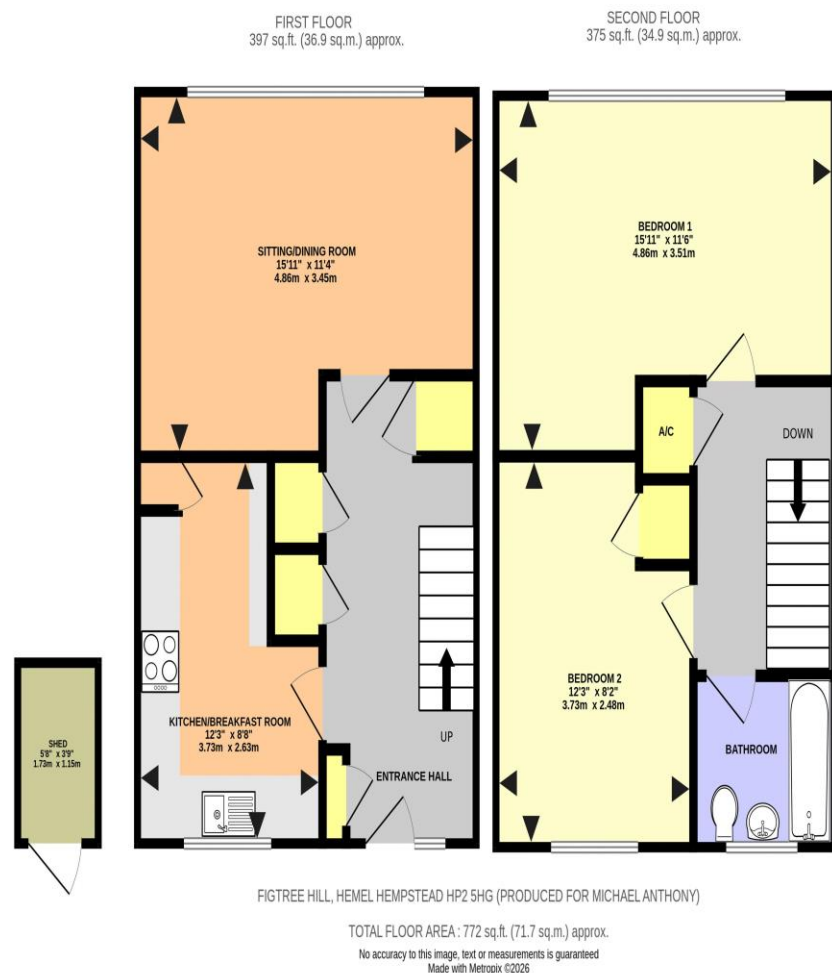
Double glazed window to rear aspect. Radiator, spotlights.

## BEDROOM TWO

Double glazed window to front aspect. Built-in storage cupboard, radiator, spotlights.

## BATHROOM

Double glazed frosted window to front aspect. Panelled bath with shower over, wash hand basin with mixer tap, low level WC, gas radiator.



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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