

for sale

£240,000



## Victoria Place Alexandra Road Hemel Hempstead HP2 5XQ

\*\*\* TWO BEDROOM \*\*\* GROUND FLOOR APARTMENT \*\*\* ALLOCATED PARKING \*\*\* TOWN CENTRE \*\*\* LIVING AREA \*\*\* SEPARATE KITCHEN \*\*\* DOUBLE GLAZING \*\*\* IDEAL FOR FIRST TIME BUYERS OR INVESTORS \*\*\* CALL NOW TO BOOK A VIEWING \*\*\*



# Victoria Place Alexandra Road Hemel Hempstead HP2 5XQ

## Communal Entrance

Door to for with security entry system and stairs all floor.

## Entrance Hall

Door to front with entryphone and storage cupboard with boiler.

## Lounge

15' x 10' ( 4.57m x 3.05m )

Double glazed window and TV point and wall mounted electric heater.

## Kitchen

7' 6" x 7' 1" ( 2.29m x 2.16m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, sink/drainers with splashbacks, electric oven and hob with cookerhood and plumbing for washing machine.



## Bedroom 1

9' 10" plus fitted wardrobes x 9' ( 3.00m plus fitted wardrobes x 2.74m )

Double glazed window, fitted wardrobes and wall mounted electric heater.

## Bedroom 2

9' 1" x 7' 1" ( 2.77m x 2.16m )

Double glazed window and wall mounted electric heater.

## Bathroom

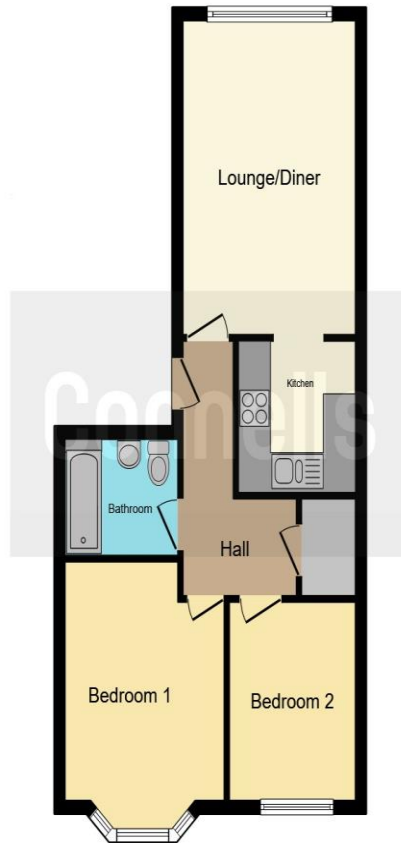
Fitted with bath with mixer taps, shower, wash hand basin with vanity unit, low level WC, heated towel rail and full tiling

## Parking

One allocated parking space.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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45 Marlowes  
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Property Ref: HEM312107 - 0005

**Tenure:** Leasehold

**EPC Rating:** E

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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