



Westerdale, Hemel Hempstead HP2 5TJ

welcome to

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**** NO UPPER CHAIN **** Located in a popular residential area is this two bedroom upper floor flat. With MODERN decor throughout, this recently REFURBISHED property features DOUBLE bedrooms, modern kitchen, refurbished larger than average bathroom, SPACIOUS lounge/diner and shared communal parking.



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Entrance Hall

Inner Lobby

Lounge

19' 7" x 12' 1" (5.97m x 3.68m)

Kitchen

11' 1" To Max x 7' 9" To Max (3.38m To Max x 2.36m To Max)

Bedroom One

12' To Max x 12' 1" To Max (3.66m To Max x 3.68m To Max)

Bedroom Two

12' To Max x 11' 1" To Max (3.66m To Max x 3.38m To Max)

Bathroom

Outside

Communal Parking



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Westerdale, Hemel Hempstead

- No Upper Chain
- Popular Residential Area
- Two Double Bedroom Flat
- Spacious Living Accommodation
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: D

offers in excess of

£230,000



view this property online [brownandmerry.co.uk/Property/HHD106126](https://www.brownandmerry.co.uk/Property/HHD106126)

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Nov 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:
HHD106126 - 0005


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)