



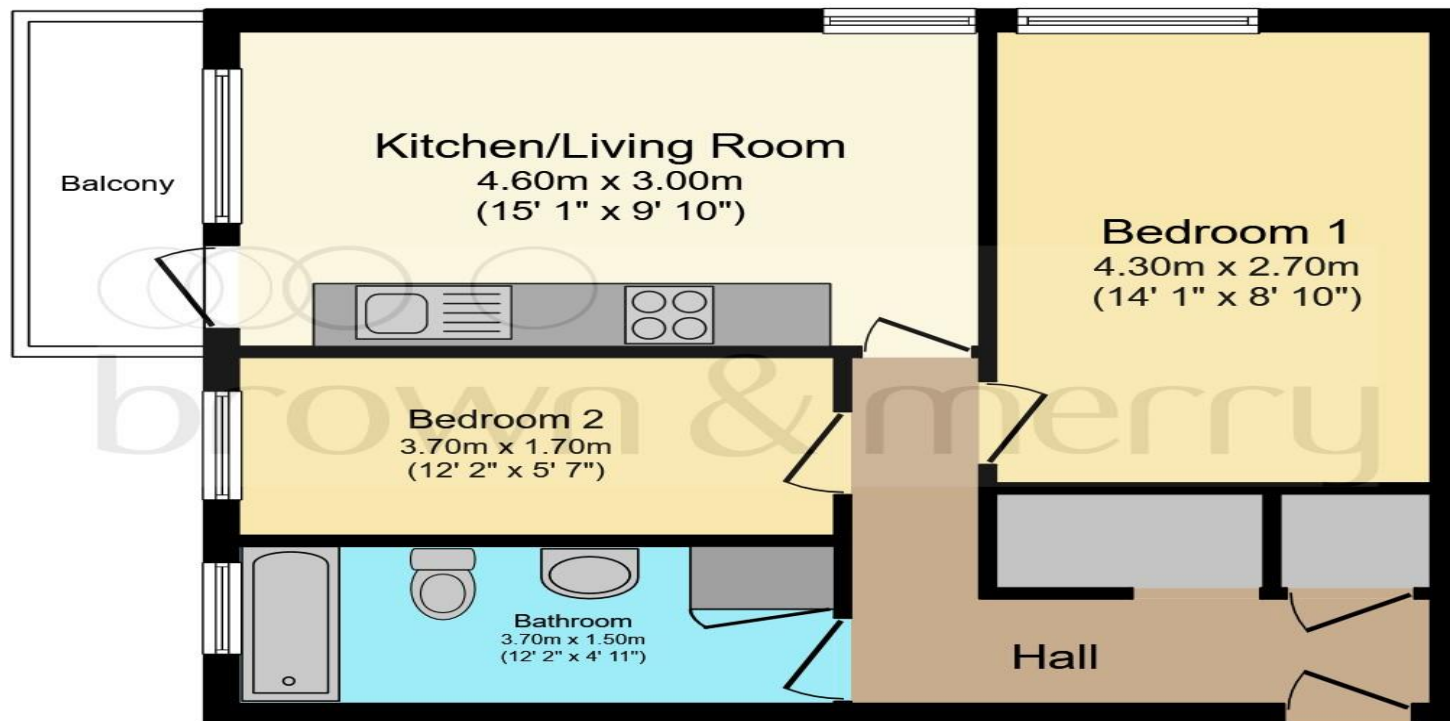
Elmcroft Court Burnet Close, Hemel Hempstead HP3 9ES

welcome to

Elmcroft Court Burnet Close, Hemel Hempstead

Located within walking distance of Hemel Hempstead Town Centre and being beautifully presented throughout is this two bedroom upper floor flat. Features include good sized living accommodation, modern kitchen and bathroom, garage in nearby block and ample communal parking.





Entrance Hall

Open Plan Lounge / Kitchen

15' 5" x 9' 9" (4.70m x 2.97m)

Balcony

Bedroom One

14' 2" x 8' 9" (4.32m x 2.67m)

Bedroom Two

11' 5" x 5' 4" (3.48m x 1.63m)

Bathroom

12' 2" x 4' 11" (3.71m x 1.50m)

Outside

Parking

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

welcome to

Elmcroft Court Burnet Close, Hemel Hempstead

- Offered CHAIN FREE
- Two Bedroom Upper Floor Flat
- Beautifully Presented Throughout
- Modern Kitchen & Bathroom
- Garage In Nearby Block & Ample Communal Parking

Tenure: Leasehold EPC Rating: D

guide price

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD108823](https://www.brownandmerry.co.uk/Property/HHD108823)

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.



Property Ref:
HHD108823 - 0009

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.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



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

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.