

Aston View, Hemel Hempstead HP2 7NY



welcome to

Aston View, Hemel Hempstead

** NO UPPER CHAIN ** Located in a quiet cul de sac in a popular residential area is this well presented two bedroom upper floor flat overlooking open fields. Features include spacious living accommodation, kitchen, bathroom and ample communal parking.















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

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Entrance Hall

Lounge 15' 9" x 11' 4" (4.80m x 3.45m)

Kitchen

8' 5" x 8' 5" To Max (2.57m x 2.57m To Max)

Bedroom One 12' 6" To Max x 9' 2" To Max (3.81m To Max x 2.79m To Max)

Bedroom Two 9' 2" x 6' 9" (2.79m x 2.06m)

Bathroom

Outside

Commuual Garden

Communual Parking

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Aston View, Hemel Hempstead

- No Upper Chain
- Quiet Cul-De-Sac Location
- **Popular Residential Area**
- Two Bedroom Upper Floor Flat
- **Overlooking Open Fields**

Tenure: Leasehold EPC Rating: D

£210,000



view this property online brownandmerry.co.uk/Property/HHD109638

45tree Rd Cooole Map data @2023 Please note the marker reflects the postcode not the actual property

unster Rd

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:

HHD109638 - 0004

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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