



Washington Avenue,HEMEL HEMPSTEAD HP2 6AW

welcome to

Washington Avenue,HEMEL HEMPSTEAD

Located in a popular residential area and being very well presented throughout is this one bedroom ground floor maisonette.



Entrance Hall

Open Plan Lounge / Kitchen

22' 3" To Max x 15' 9" To Max (6.78m To Max x 4.80m To Max)

Bedroom One

19' 6" x 8' 2" (5.94m x 2.49m)

Shower Room

Outside

Rear Garden

Parking



view this property online brownandmerry.co.uk/Property/HHD109706



welcome to

Washington Avenue, HEMEL HEMPSTEAD

- Popular Residential Area
- One Bedroom Ground Floor Maisonette
- Very Well Presented Throughout
- Modern Open Plan Living Accommodation
- Modern Kitchen & Shower Room

Tenure: Leasehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD109706](https://www.brownandmerry.co.uk/Property/HHD109706)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HHD109706 - 0002

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.


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