



**Mosaic House Midland Road, Hemel Hempstead HP2 5YQ**



**welcome to**

**Mosaic House Midland Road, Hemel Hempstead**

\*\* NO UPPER CHAIN \*\* Located in a prime Town Centre Location and being well presented throughout is this two bedroom upper floor apartment.





**Entrance Hall**

**Open Plan Lounge / Kitchen**

22' x 12' 2" ( 6.71m x 3.71m )

**Bedroom One**

17' 1" x 9' 6" ( 5.21m x 2.90m )

**En-Suite**

**Bedroom Two**

12' 2" x 8' 10" ( 3.71m x 2.69m )

**Bathroom**

**Outside**

**Allocated Parking**

Total floor area 64.6 sq.m. (695 sq.ft.) approx

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

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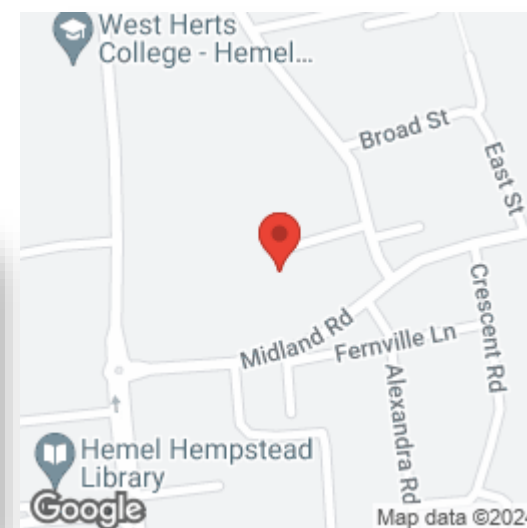
welcome to

## Mosaic House Midland Road, Hemel Hempstead

- No Upper Chain
- Prime Town Centre Location
- Two Bedroom Apartment
- Well Presented Throughout
- Modern Open Plan Lounge / Kitchen & Family Bathroom

Tenure: Leasehold EPC Rating: B

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110080](https://www.brownandmerry.co.uk/Property/HHD110080)

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Jun 2010. 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:  
HHD110080 - 0004

 brown & merry



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