





## welcome to

## **Knightsbridge Way, Hemel Hempstead**

Located in a popular residential area and overlooking Keen Fields is this beautifully presented three bedroom flat.















## Total floor area 79.7 m² (858 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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#### **Entrance Hall**

## Lounge

19' 4" To Max x 13' 6" To Max ( 5.89m To Max x 4.11m To Max )

#### Kitchen

19' 3" To Max x 6' 9" To Max ( 5.87m To Max x 2.06m To Max )

#### **Bedroom One**

12' 5" x 10' 1" ( 3.78m x 3.07m )

#### **Bedroom Two**

12' 3" x 8' 10" ( 3.73m x 2.69m )

#### **Bedroom Three**

6' 11" To Max x 6' 8" To Wardrobe ( 2.11m To Max x 2.03m To Wardrobe )

#### **Bathroom**

#### Outside

# Private Outside Storage Space

## **Communual Parking**

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## **Knightsbridge Way, Hemel Hempstead**

- Popular Residential Area
- Three Bedroom Flat Overlooking Keen Fields
- Beautifully Presented Throughout
- Spacious Living Accommodation
- Large Modern Kitchen With Under Floor Heating

#### Tenure: Leasehold EPC Rating: C

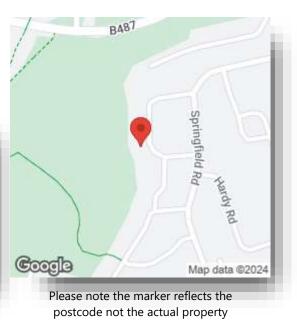
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £300,000









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Property Ref: HHD110115 - 0004 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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