



**Groundsel Walk, Hemel Hempstead HP2 4GW**



**welcome to**

**Groundsel Walk, Hemel Hempstead**

Located in a very sought after residential area and being very well presented throughout is this two double bedroom apartment.





### Entrance Hall

### Lounge

16' 2" To Max x 13' 1" To Max ( 4.93m To Max x 3.99m To Max )

### Balcony

8' 8" x 3' 8" ( 2.64m x 1.12m )

### Kitchen

13' 9" x 6' 7" ( 4.19m x 2.01m )

### Bedroom One

12' 10" To Max x 12' 6" To Max ( 3.91m To Max x 3.81m To Max )

### Bedroom Two

18' 2" To Max x 8' 10" To Max ( 5.54m To Max x 2.69m To Max )

### Bathroom

### Outside

**Two Allocated Parking Spaces**

Total floor area 70.1 sq.m. (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Groundsel Walk, Hemel Hempstead

- Sought After Residential Area
- Two Double Bedroom Apartment
- Very Well Presented Throughout
- Spacious Living Accommodation With Balcony
- Modern Kitchen & Family Bathroom

Tenure: Leasehold EPC Rating: B

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownmerry.co.uk/Property/HHD110151](https://www.brownmerry.co.uk/Property/HHD110151)

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2014. 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:  
HHD110151 - 0002

  
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