





welcome to

Harkness Road, Hemel Hempstead

Located in the popular Old Town of Hemel Hempstead and being very well presented throughout is this one bedroom ground floor flat.





Located in the popular Old Town of Hemel Hempstead and being very well presented throughout is this one bedroom ground floor flat. Features include good sized living accommodation, modern kitchen and bathroom, garden area and allocated parking. The property also benefits from being within walking distance of a wide range of local amenities. An ideal first time purchase. Early viewings recommended.

Entrance Hall

Storage

6' 8" To Max x 5' 2" To Max (2.03 m To Max x 1.57 m To Max)

Lounge

15' 10" x 11' 6" (4.83m x 3.51m)

Kitchen

10' x 6' (3.05m x 1.83m)

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Bathroom

Outside

Garden Area

Allocated Parking











welcome to

Harkness Road, Hemel Hempstead

- Located In A Popular Residential Area
- One Bedroom Ground Floor Flat
- Well Presented Throughout
- Good Sized Living Accommodation
- Modern Kitchen & Bathroom

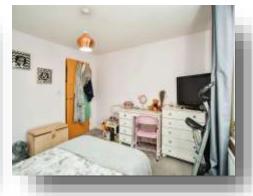
Tenure: Leasehold EPC Rating: C

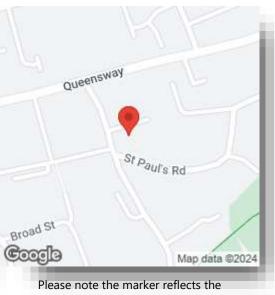
This is a Leasehold property with details as follows; Term of Lease 125 years from 31 May 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000









postcode not the actual property

view this property online brownandmerry.co.uk/Property/HHD109977



Property Ref: HHD109977 - 0003

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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