



**Aston View,HEMEL HEMPSTEAD HP2 7NY**



**welcome to**

**Aston View, HEMEL HEMPSTEAD**

Located in a quiet cul de sac in a popular residential area is this well presented two bedroom ground floor flat. A perfect opportunity to buy your first home. Give us a call today to book a viewing.





## Entrance Hall

## Lounge

16' 6" To Max x 11' 4" To Max ( 5.03m To Max x 3.45m To Max )

## Kitchen

8' 7" To Max x 8' 6" ( 2.62m To Max x 2.59m )

## Bedroom One

12' 8" To Max x 9' 2" Plus Recess ( 3.86m To Max x 2.79m Plus Recess )

## Bedroom Two

9' 1" x 6' 11" ( 2.77m x 2.11m )

## Bathroom

## Outside

## Residents Permit Parking

Total floor area 49.4 m<sup>2</sup> (532 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

## Aston View, HEMEL HEMPSTEAD

- Quiet Cul-De-Sac Location
- Popular Residential Area
- Two Bedroom Ground Floor Flat
- Well Presented Throughout
- Good Sized Kitchen & Family Bathroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1080.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD110935](https://www.brownandmerry.co.uk/Property/HHD110935)



Property Ref:  
HHD110935 - 0007

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