

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.



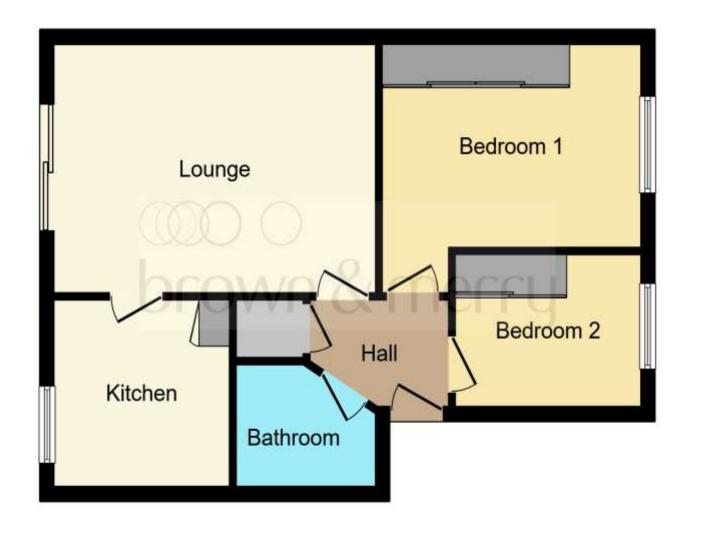












#### Total floor area 49.4 m<sup>2</sup> (532 sq.ft.) approx

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

### **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** 

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# 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

Should you require further information please contact the branch. Please Note could be incurred for items such as Leasehold packs.

offers over **£220,000** 





## view this property online brownandmerry.co.uk/Property/HHD110935



Property Ref:

HHD110935 - 0007

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Please note the marker reflects the postcode not the actual property