



**Cuffley Court, Hemel Hempstead HP2 7LS**

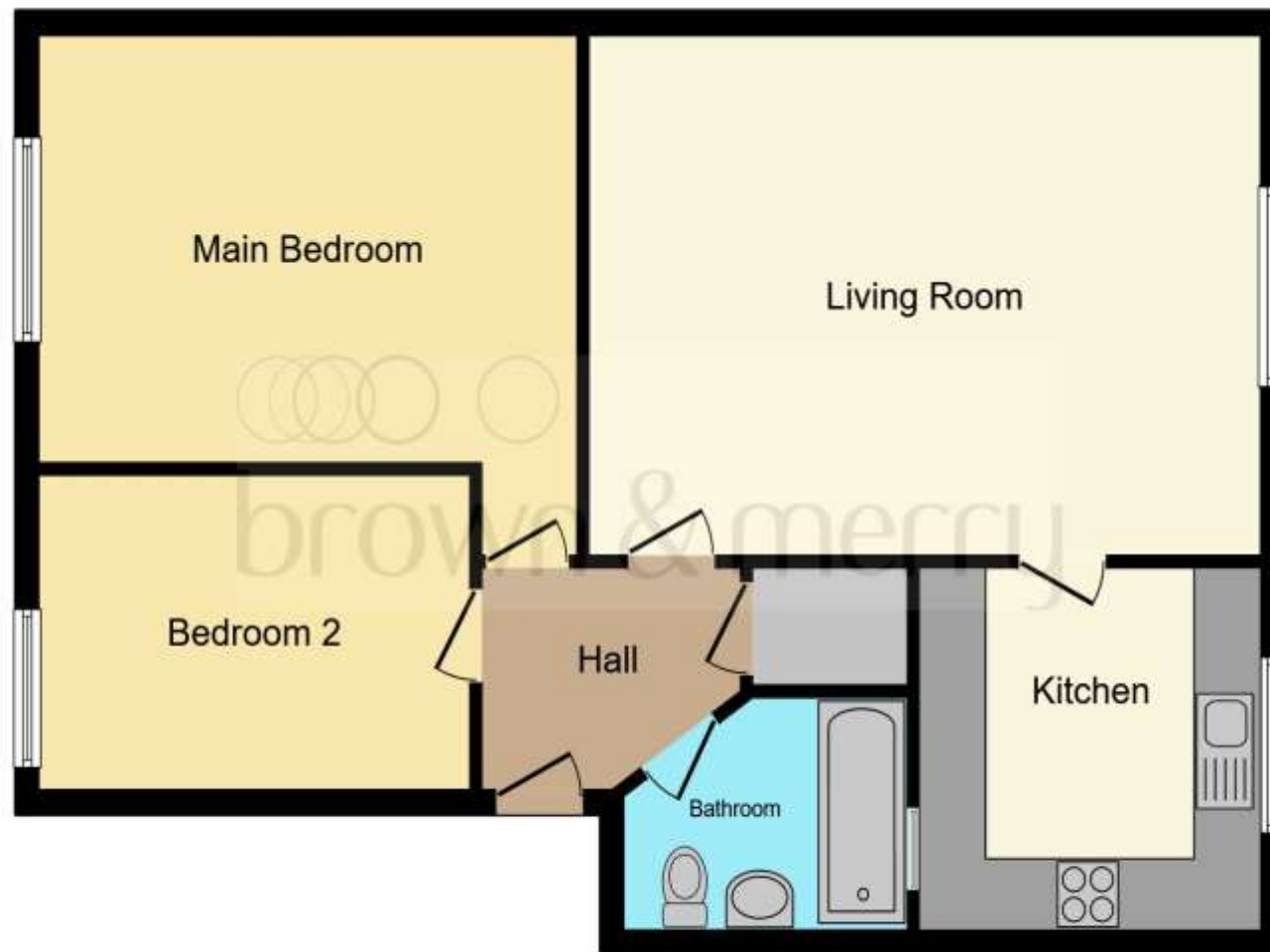


**welcome to**

**Cuffley Court, Hemel Hempstead**

**\*\* NO UPPER CHAIN \*\*** Located in a popular residential area is this well presented two bedroom upper floor flat. A perfect first time purchase - Give us a call today !!





### Entrance Hall

### Lounge

17' x 12' 4" ( 5.18m x 3.76m )

### Kitchen

9' 1" x 8' 6" ( 2.77m x 2.59m )

### Bedroom One

13' 9" x 9' 11" ( 4.19m x 3.02m )

### Bedroom Two

10' 9" To Max x 9' 1" ( 3.28m To Max x 2.16m )

### Bathroom

### Outside

### Communal Garden

### Residents Permit Parking

Total floor area 76.1 m<sup>2</sup> (820 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

## Cuffley Court, Hemel Hempstead

- No Upper Chain & Share Of Freehold
- Popular Residential Area
- Two Bedroom Upper Floor Flat With Access To Loft Space
- Well Presented Throughout
- Modern Kitchen & Family Bathroom With Window

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1500.00

Ground Rent: Ask Agent

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.

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/HHD111095](https://brownandmerry.co.uk/Property/HHD111095)



Property Ref:  
HHD111095 - 0003

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