



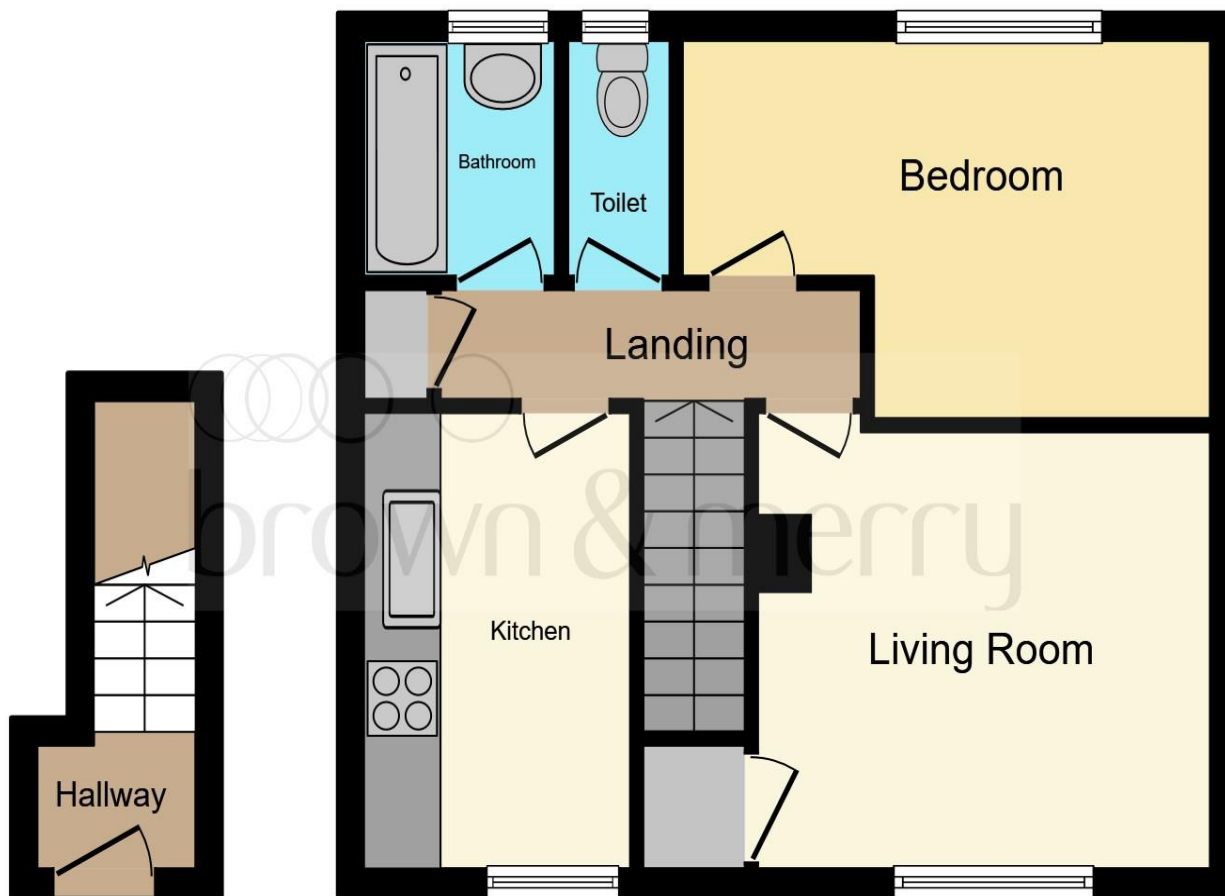
Lucks Hill, Hemel Hempstead HP1 2JW

welcome to

Lucks Hill, Hemel Hempstead

Located in a very sought after residential area and being very well presented throughout is this one bedroom first floor maisonette. 0.4 miles of Long Chaulden shops and 0.5 miles of Stoneycroft shops. An ideal first time purchase - give us a call.





Ground Floor

First Floor

Total floor area 43.3 m² (466 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

11' 7" x 10' 4" (3.53m x 3.15m)

Kitchen

10' 10" x 6' 5" (3.30m x 1.96m)

Bedroom One

13' 9" To Max x 9' To Max (4.19m To Max x 2.74m To Max)

Bathroom

Seperate Wc

Large Loft Space

Outside

Rear Garden

Parking

Agent Notes

welcome to

Lucks Hill, Hemel Hempstead

- Sought After Residential Area
- One Bedroom First Floor Maisonette
- Very Well Presented Throughout
- Good Sized Living Accomodation Plus Large Loft Space
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 5.00

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.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111274](https://www.brownandmerry.co.uk/Property/HHD111274)



Property Ref:
HHD111274 - 0009

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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brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)