



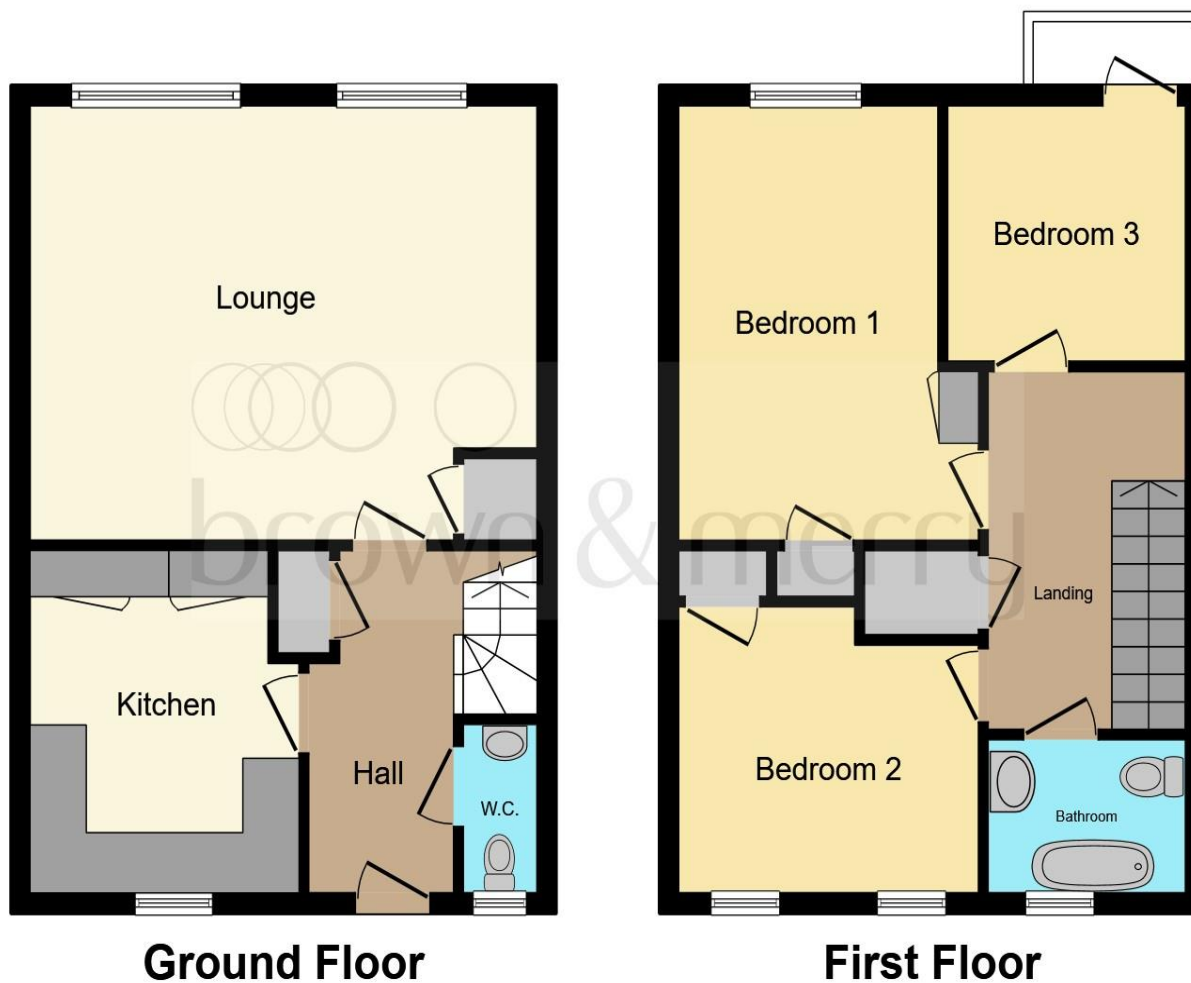
Bellgate, Hemel Hempstead HP2 5SB

welcome to

Bellgate, Hemel Hempstead

**** NO UPPER CHAIN **** Located in a popular residential area and situated on top of Bellgate Shops with its wide range of local amenities is this three bedroom maisonette. 0.2 miles of a local primary school. A fantastic first time purchase. Give us a call to book a viewing.





Entrance Hall

Cloakroom

Lounge

17' 10" To Max x 14' 6" (5.44m To Max x 4.42m)

Kitchen

10' 8" x 9' 6" (3.25m x 2.90m)

Landing

Bedroom One

14' 3" To Max x 9' 1" To Max (4.34m To Max x 2.77m To Max)

Bedroom Two

10' 8" To Max x 9' 5" To Max (3.25m To Max x 2.87m To Max)

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

Bathroom

Outside

Communal Parking

Total floor area 84.6 m² (910 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

welcome to

Bellgate, Hemel Hempstead

- No Upper Chain
- Popular Residential Area
- Three Bedroom Maisonette
- Situated On Top Of Bellgate Shops With Its Wide Range Of Local Amenities
- Spacious Living Accommodation

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD111254](https://www.brownandmerry.co.uk/Property/HHD111254)



Property Ref:
HHD111254 - 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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