



Rutland Gardens, Hemel Hempstead HP2 5XB

welcome to

Rutland Gardens, Hemel Hempstead

**** NO UPPER CHAIN **** Located in a quiet cul-de-sac in a popular residential area is this two bedroom maisonette. 1 mile of The Queens Square with its wide range of local amenities and also 0.9 miles of the picturesque Old Town of Hemel Hempstead. A fantastic first time purchase - Give us a call !!





Entrance Hall

Lounge

17' 4" To Max x 15' To Max (5.28m To Max x 4.57m To Max)

Kitchen

15' 1" x 8' 5" (4.60m x 2.57m)

Landing

Bedroom One

15' To Max x 11' 4" Plus Recess (4.57m To Max x 3.45m Plus Recess)

Bedroom Two

11' 8" x 7' 11" (3.56m x 2.41m)

Bathroom

Outside

Allocated Parking

Total floor area 86.1 m² (927 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

Rutland Gardens, Hemel Hempstead

- No Upper Chain
- Quiet Cul-De-Sac In A Popular Residential Area
- Two Bedroom Maisonette
- Spacious Living Accommodation
- Good Sized Kitchen & Family Bathroom

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1000.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Dec 2013.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note the marker reflects the postcode not the actual property

check out more properties at brownandmerry.co.uk



Property Ref:
HHD110506 - 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.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01442 232400



HemelHempstead@brownandmerry.co.uk



57 Marlowes, HEMEL HEMPSTEAD,
Hertfordshire, HP1 1LE



brownandmerry.co.uk