



Fairhill, Hemel Hempstead

In Excess of £240,000

proffitt
& holt





Fairhill

Hemel Hempstead

Proffitt and Holt are delighted to offer to the market this excellent example of a one bedroom ground floor maisonette which has been tastefully improved by the current vendor and comes to the market boasting a share of freehold, allocated parking and low charges.

The property is conveniently positioned for a range of local amenities as well as nearby transport links and Apsley train station is also just a short walk away.

Internally the property comprises its own front door, a spacious living/dining room, re fitted kitchen (with breakfast bar), well appointed bathroom (with window) and a generous double bedroom.

Externally the property comes with allocated parking (plus visitors) to the front and there is also a communal garden available.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





Fairhill

Hemel Hempstead

The historic area of Nash Mills provides excellent facilities including access to excellent local schools, the Grand Union canal and the Apsley Lock Marina. There is a good selection of local shops and restaurants, with shopping at both Hemel Hempstead and Watford within easy reach. For the commuter nearby Apsley mainline station provides a service to London (Euston approx. 30 mins), Junction 20 of the M25 and Junction 8 of the M1 are approximately 2 miles distant.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully Presented
- Ground Floor Maisonette
- Close to Apsley Station
- Share of Freehold
- Ideal First Time Purchase
- Great Buy to Let or Downsize Property
- Low Charges
- Allocated Parking
- Circa 988 Years Remaining





General information

Services

Mains, electricity, water and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

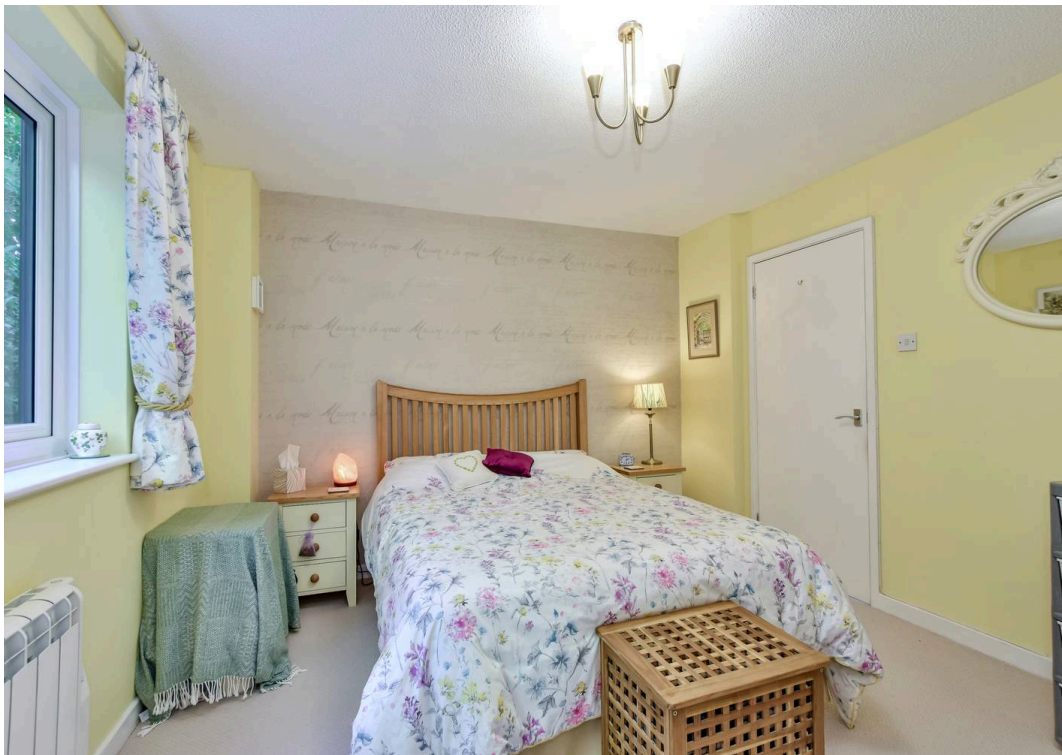
Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







Ground Floor

Approx. 50.1 sq. metres (539.6 sq. feet)



Total area: approx. 50.1 sq. metres (539.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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