



Clements estate agents



Marlowes, Hemel Hempstead, HP1 1ER
Offers Invited £120,000

Clements Estate Agents are delighted to offer this spacious studio apartment situated in this central town centre location. The property offers good decorative order, balcony, double glazing & electric heating making it an ideal rental investment. Currently let for £700 PCM - VIEWING ESSENTIAL!

INVESTORS ONLY - A spacious studio apartment situated in this central town centre location. The property offers good decorative order, balcony, double glazing & electric heating making it an ideal rental investment. Currently let for £700 PCM.

COMMUNAL ENTRANCE

Security door with entryphone system, stairs leading to the second floor, front door leading to :

ENTRANCE HALLWAY

Laminate wood flooring, wall mounted heater, wall mounted entry phone, doors to the bathroom and bedroom.

LOUNGE AREA 12 x 8'6 (3.66m x 2.59m)

Double glazed windows and door to front leading on to the balcony, laminate wood flooring, opening to the bedroom area, electric wall mounted heater, TV point, door to the kitchen.

BALCONY

Railing enclosed.

BEDROOM AREA 8'9 x 8'5 (2.67m x 2.57m)

Built in wardrobes & cupboards, laminate wood flooring, double glazed window to front.

KITCHEN 7'2 x 6'1 (2.18m x 1.85m)

Comprising a range of wall and floor mounted units with fitted work surfaces and inset sink and hob, integral oven, space and plumbing for washing machine, space for fridge freezer, part tiled walls, built in cupboard, double glazed window to front.

BATHROOM

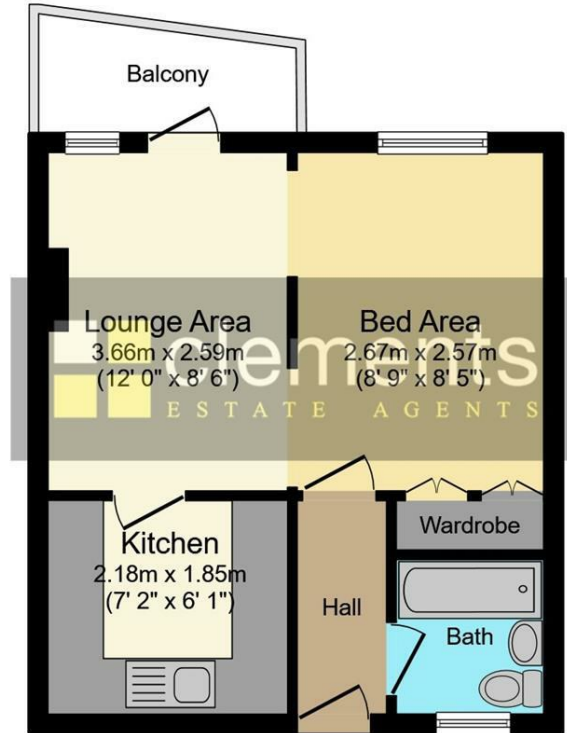
Comprising a panel enclosed bath with wall mounted shower over, pedestal wash hand basin, low level WC.

LEASE INFORMATION

Ground Rent: & Service Charge Combined:-
£347.74 quarterly (approx)

Years Remaining on the lease:- 109 (approx)

Floor Plan



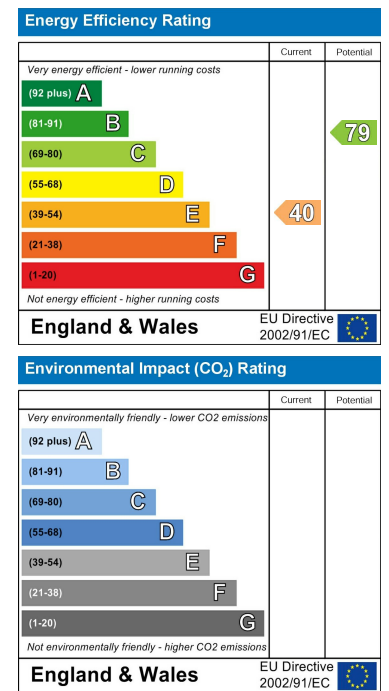
Total floor area 32.5 sq.m. (350 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph



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