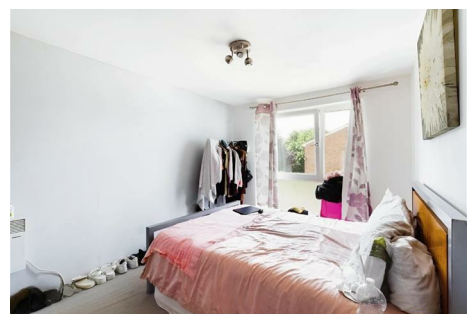




Clements estate agents



## Burns Drive

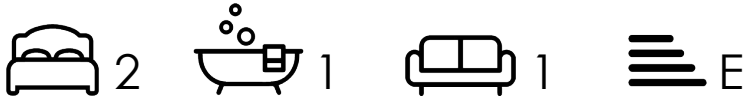
, Hemel Hempstead, HP2 7NW

Clements are delighted to market this modern CHAIN FREE two bedroom apartment in Woodhall Farm. Close to major road links and all local amenities the property could be an excellent firsts home or investment opportunity. Offering: separate Kitchen, spacious living room, modern bathroom and two bedrooms as well as storage and allocated off street parking and communal gardens.

**Offers Invited £200,000**

# 81 Burns Drive

, Hemel Hempstead, HP2 7NW



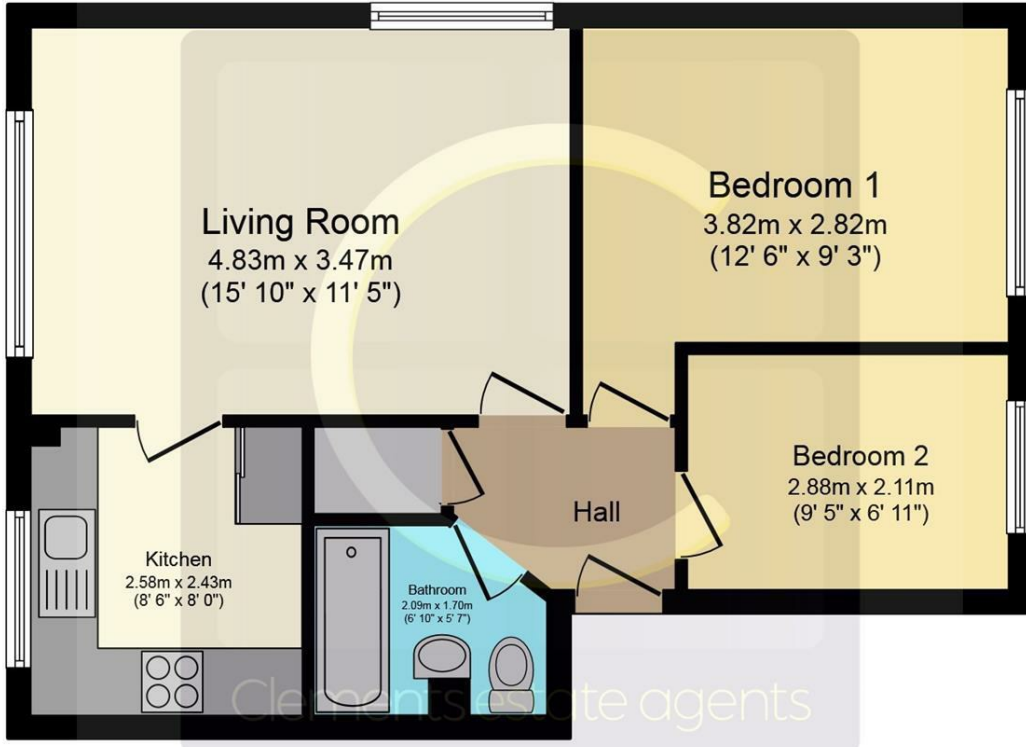
- Chain Free
- Two Bedrooms
- Allocated Off Street parking
- Close to Major Road Links
- 988 Year Lease Term
- Close to All Amenities
- Peppercorn Ground Rent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		45	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Floor Plan



**Floor Plan**

Total floor area 49.2 sq.m. (529 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

