



## Harkness Road, Hemel Hempstead, HP2 5GX **£270,000**

Located in the highly sought after Old Town is this spacious and well presented ground floor purpose built flat. Boasting two bedrooms, 15'11 living room, modern fitted kitchen, walk in storage cupboard, gas central heating, double glazing and allocated parking. Situated close to the Old Town High Street with all of its shops, restaurants and coffee shops and the Town Centre.

## Communal Hallway

### Entrance Hall



## Bedroom One 12'1 x 11'2 (3.68m x 3.40m)



## Living Room 15'11 x 14'4 (4.85m x 4.37m)



## Bedroom Two 11'2 x 10'4 (3.40m x 3.15m)



## Walk in Storage Cupboard

## Fitted Kitchen 9'9 x 7'6 (2.97m x 2.29m)



## Bathroom 6'9 x 6'7 (2.06m x 2.01m)



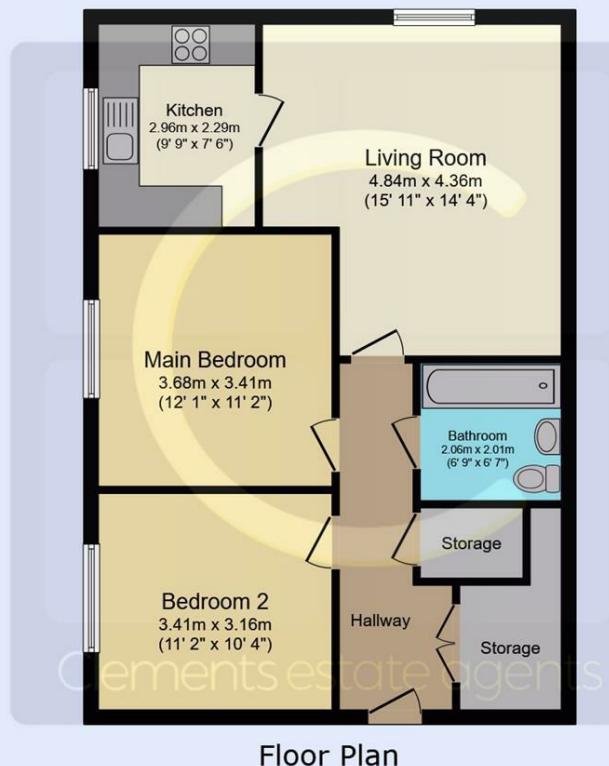
## Allocated Parking



## Communal Gardens



## Floor Plan

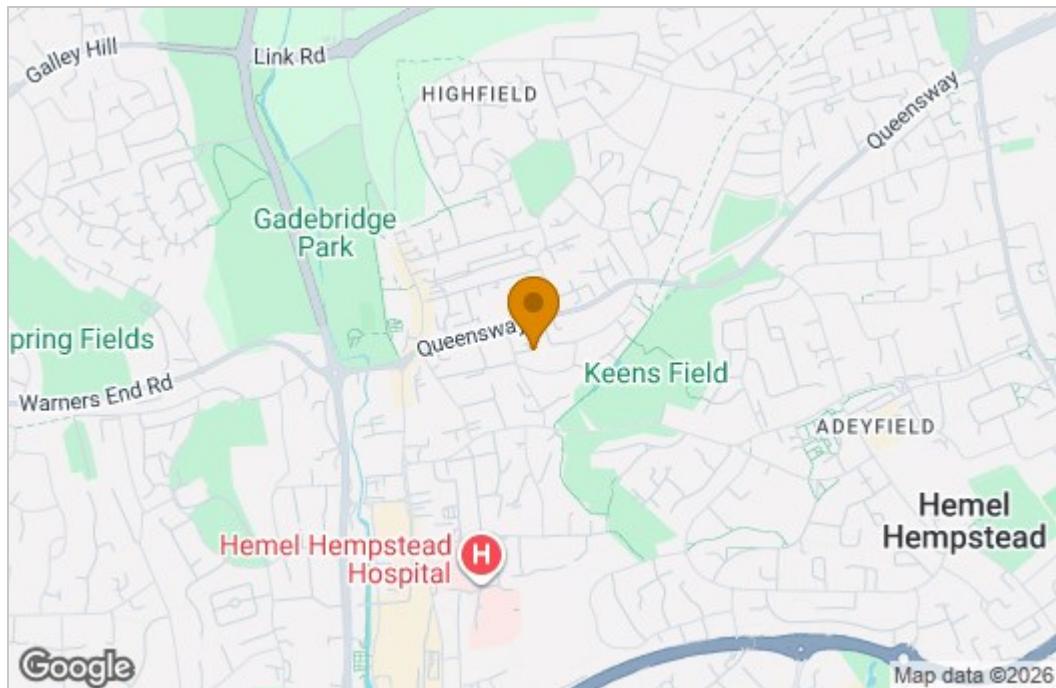


Floor Plan

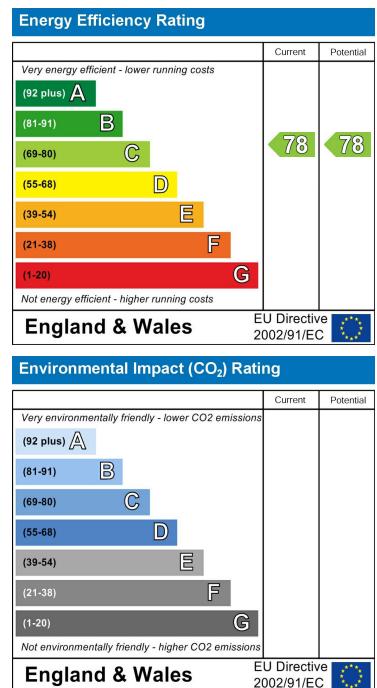
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**Clements**  
estate agents

## Area Map



## Energy Efficiency Graph



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.