



Matis House Queensway, Hemel Hempstead HP2 5WU

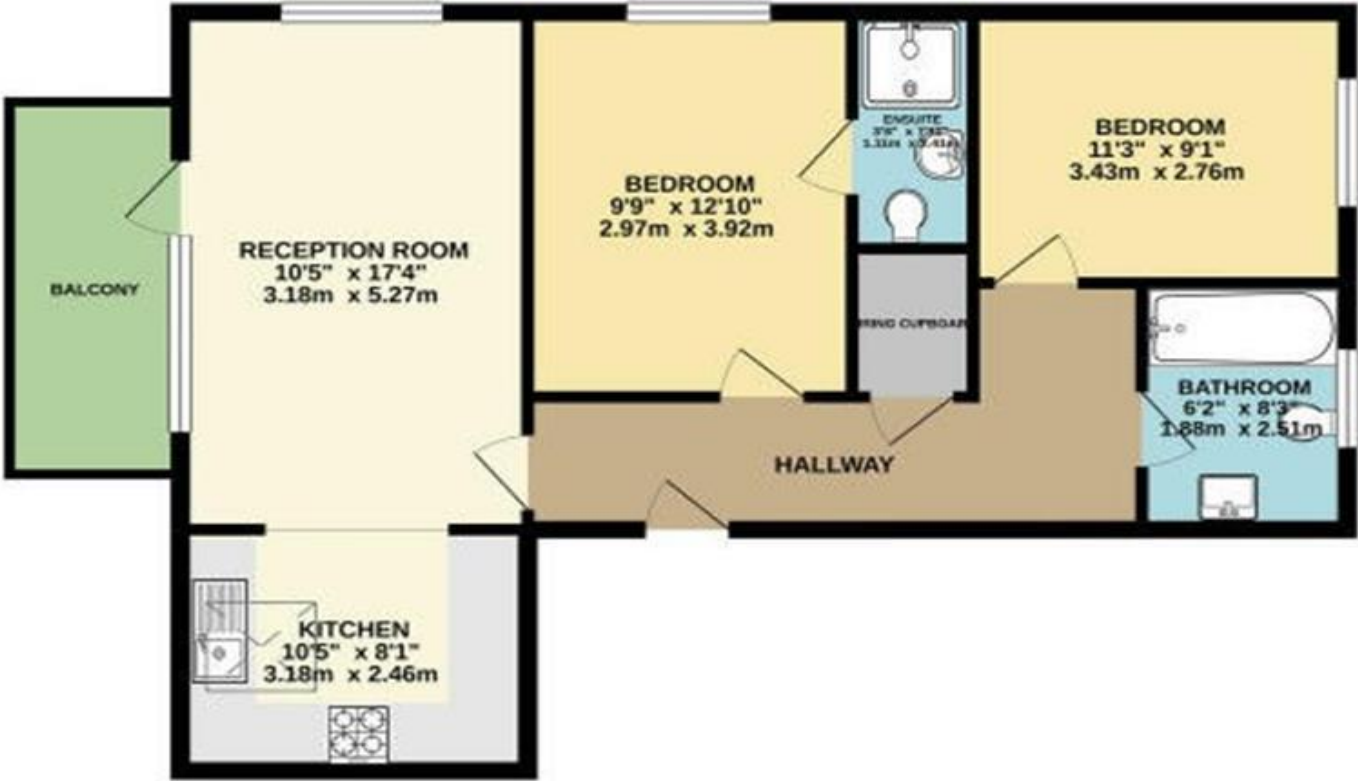
welcome to

Matis House Queensway, Hemel Hempstead

Attention First Time Buyers! Don't miss out on this stunning two bedroom top floor apartment offered to the market in exceptional condition. With unrestricted bay parking and a picturesque balcony this property is one not to be missed.



GROUND FLOOR



Entrance

Lounge

17' 4" x 10' 5" (5.28m x 3.17m)

Kitchen

10' 5" x 5' 1" (3.17m x 1.55m)

Bedroom One

12' 10" x 9' 9" (3.91m x 2.97m)

En Suite

Bedroom Two

11' 3" x 9' 1" (3.43m x 2.77m)

Bathroom

6' 2" x 8' 3" (1.88m x 2.51m)

Balcony

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of items, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any property purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 3.0024

welcome to

Matis House Queensway, Hemel Hempstead

- Top Floor Apartment
- Two Double Bedrooms
- Excellent Condition Throughout
- Parking
- Balcony

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

LEASE EXTENDED TO 173 YEARS ON COMPLETION!

£280,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/WAF103848](https://www.brownandmerry.co.uk/Property/WAF103848)



Property Ref:
WAF103848 - 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.


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