

5 The Edge, Lawn Lane
Town Centre
HP3 9FL

David
Doyle
Sales and Lettings

Price £1,550 pcm To Let



Spacious and well presented two bedroom ground floor apartment located on this modern development and conveniently located for local shops, amenities and the main line station with links to London Euston. Ensuite shower room to master bedroom. Dual aspect lounge kitchen dining room with integrated appliances. Bathroom. Balcony. Undercover parking with lift to apartments. Double glazing. Gas heating to radiators.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

To view this property prospective tenants are expected to earn 30 times the monthly rental figure to pass referencing. If self employed you will be required to give details of your accounts showing suitable earnings. The landlord has stipulated no smokers or pets.

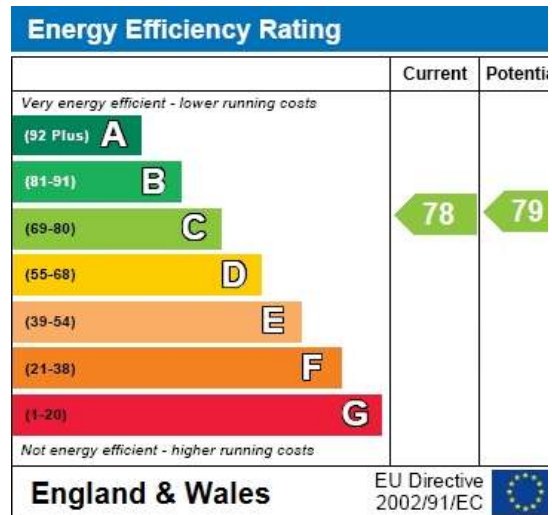
Lawn Lane

Spacious & Well Presented

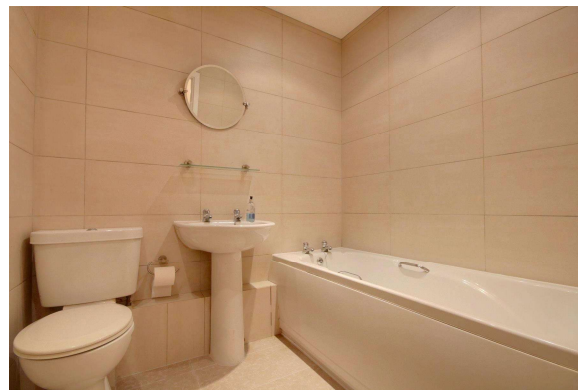
Two Bedrooms

Two Bathrooms
 Dual Aspect Lounge With Balcony
 Kitchen Dining Room with Integrated Appliances
 New Boiler
 Gas Heating to Radiators
 Undercover Parking
 Unfurnished & Available Now
 Council Tax Band D
 To Let

Scan here for more details







CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

5 The Edge, Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9FL

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.