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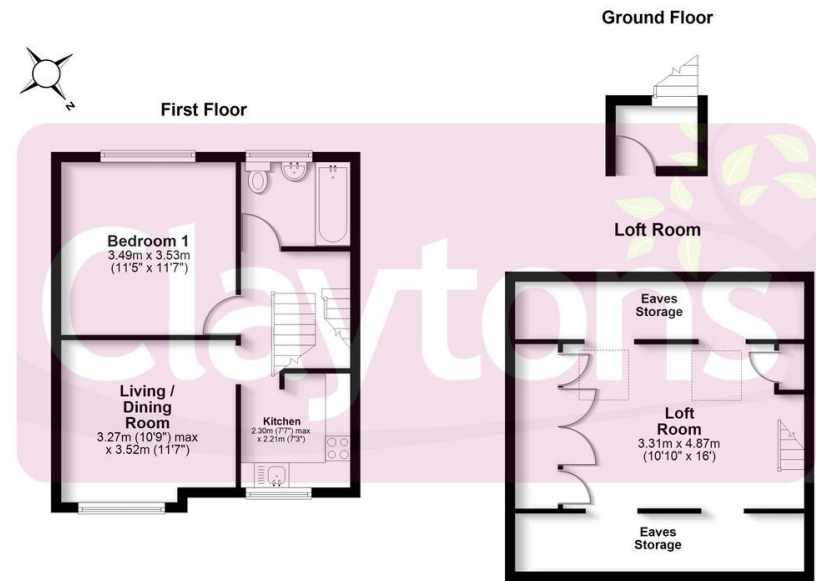


BELSWAINS LANE, HEMEL HEMPSTEAD - £225,000
1 Bedroom Maisonette



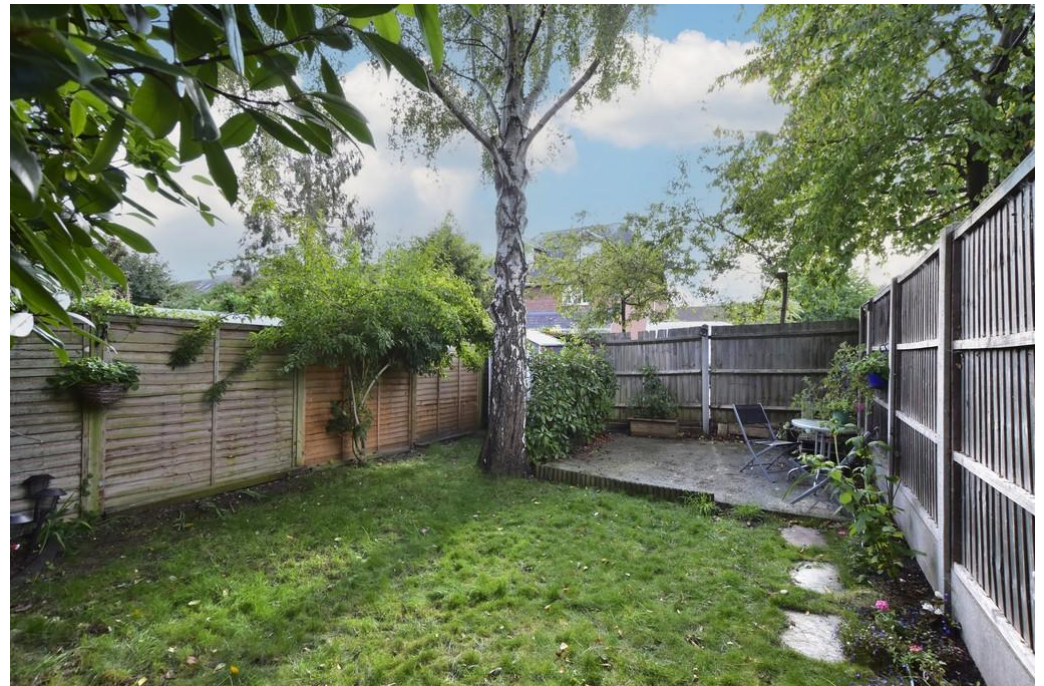
A well-presented one bedroom first floor maisonette offering comfortable living in a convenient location. The property benefits from its own private entrance and features a bright lounge, fitted kitchen, double bedroom, and bathroom. Outside, the maisonette boasts its own section of rear garden, providing a private outdoor space ideal for relaxing or entertaining. There is also a dedicated parking space included, adding to the convenience. Additional benefits include a useable loft space, offering excellent potential for storage or further use (subject to any required permissions). The property is a short walk to Apsley Marina which has restaurants The Papermill pub along the canal. It also is only a 10 minute walk to the Apsley train Station. This home is ideal for first-time buyers, downsizers, or investors looking for a low-maintenance property with great features and a sense of independence. Call now to book a viewing.

- One double bedroom
- Own section of garden
- Parking for one car
- Good condition throughout
- Useable loft space
- No upper chain
- short distance to Aspley Marina
- 10 minute walk to Apsley train station



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

END OF ILLUSTRATIVE DIMENSIONS ONLY - NOT TO SCALE



 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

FREE VALUATIONS & MARKETING ADVICE

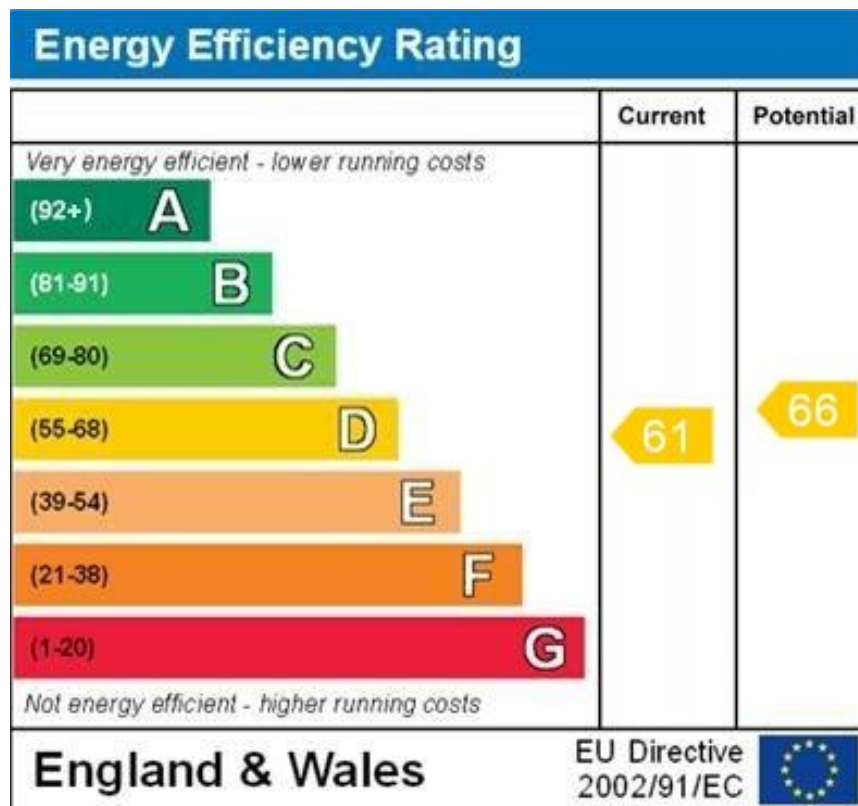
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

These particulars are intended only to give fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Claytons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information on these particulars.

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