



View of block



£245,000

Located in the sought-after Old Town area of Hemel Hempstead, this well-presented ground floor two-bedroom flat offers spacious accommodation throughout. The property benefits from a bright living room with access to a private balcony, separate kitchen, two generous bedrooms, including an en-suite to the main bedroom, plus a family bathroom. Further benefits include allocated parking and no onward chain. Conveniently situated close to the shops, restaurants, and amenities of the Old Town.

Property Description

COMMUNAL ENTRANCE

Secure communal door, intercom system.

ENTRANCE

Door to:

ENTRANCE HALL

Electric radiator, storage cupboard, airing cupboard housing hot water cylinder, doors to all rooms.

LOUNGE/DINING ROOM

Double glazed window to rear aspect, double glazed sliding doors to balcony. Electric radiator.

KITCHEN

Double glazed window to rear aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink, tiled splash back, integrated electric oven and hob with extractor fan over, integrated fridge/freezer, space for washing machine.

BEDROOM ONE

Double glazed window to side aspect. Door to:

BEDROOM TWO

Double glazed window to rear aspect.

BATHROOM

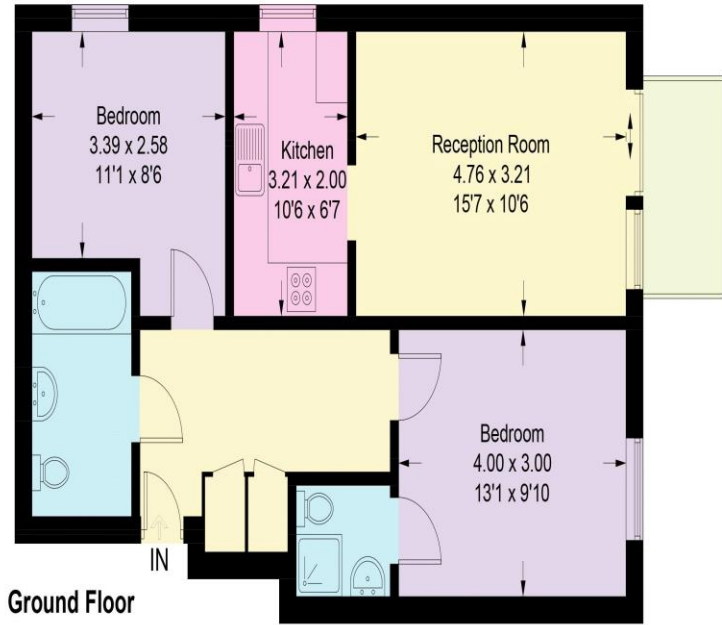
Low level w.c. pedestal wash hand basin, panelled bath, electric towel radiator, part tiled walls, extractor fan.

PARKING

One allocated parking space.



Davidson House



Approximate Total Area
679 sq ft / 63.1 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1308444)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents