





£220,000

Offered with no upper chain this first floor two bedroom flat has just been redecorated and re-carpeted throughout and is offered with a long lease and low service charges. Briefly comprising a spacious lounge opening on to a private balcony, fitted kitchen and modern bathroom, this would make an ideal first home or investment buy. Located in the highly sought after Adeyfield area of Hemel within walking distance of local shops and schools.

Property Description

Entrance

Security door with entry phone opens to the communal hallway, stairs to all floors.

Entrance Hall

Hardwood front door opens to the entrance hall, entry phone, radiator.

Lounge

With a double glazed window to the front and double glazed door leading to the balcony, two radiators, TV point.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas with an inset single drainer stainless steel sink unit with mixer tap set below a double glazed window to the rear, tiled surrounds, radiator, gas and electric cooker points, plumbing and space for washing machine, cupboard housing consumer board and meters.

Bedroom One

Double glazed window to the front, radiator, storage cupboard housing gas boiler, door to the airing cupboard.

Bedroom Two

Double glazed window to the side, radiator.

Bathroom

A white three piece suite comprising a low level WC, wash hand basin bath with mixer tap, double glazed window, radiator, tiled surrounds, extractor fan.

Outside

Storage shed and drying area.





MANLEY ROAD, HEMEL HEMPSTEAD HP2 5EX (PRODUCED FOR MICHAEL ANTHONY)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 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.

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33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk