





**Offers in Excess of
£200,000**

Offered with no upper chain and in need of some updating, this ground floor two bedroom maisonette would make an ideal first time or investment purchase. Situated within walking distance of Apsley station and benefitting from a long lease and low service charges.

Property Description

Entrance Porch

Double glazed sliding door to the entrance porch, radiator.

Entrance Hall

Double glazed door, radiator.

Lounge/Diner

Part glazed door to the lounge dining room, double glazed window to the front, radiator, TV point, thermostat control.

Kitchen

In need of updating with base and eye level storage units, work surface areas, inset single drainer sink unit with mixer tap, plumbing and space for washing machine, tiled surrounds.

Inner Hallway

Storage cupboard with wall mounted combination gas boiler.

Bedroom One

Double glazed window to the front, radiator.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

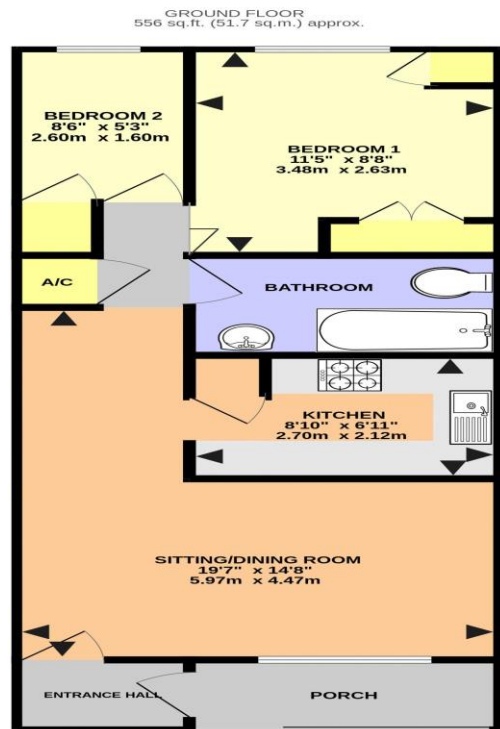
A white three piece suite comprising a low level WC, pedestal wash hand basin, panel bath with mixer tap and shower over, tiled surrounds, heated towel rail, spot lighting, extractor fan.

Outside

Communal gardens.

Parking

Allocated parking space.



ROYAL COURT, HEMEL HEMPSTEAD HP3 3QP (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.
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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

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