



www.sterlinghomes.co.uk

Ting, Wendover,
Aylesbury & Villages:
01442 828 222
Berkhamsted Select
& Country Homes:
01442 879 996
Property
Management
01442 822 210
Kings Langley, Abbots
Langley & Watford:
01923 270 666

Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Hemel Hempstead

GUIDE PRICE £160,000

Hemel

GUIDE PRICE

£160,000

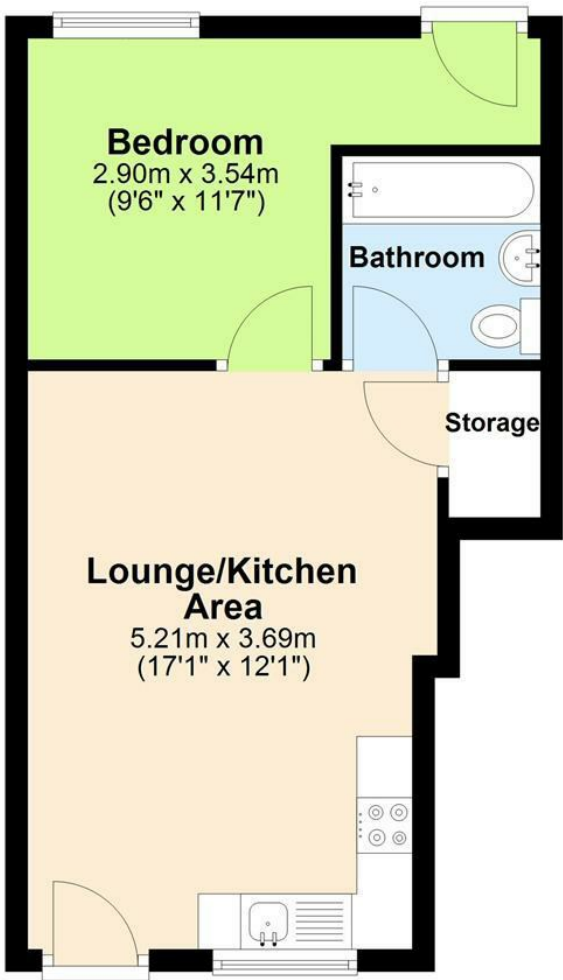
Sterling Homes are pleased to offer to market this one bedroom ground floor maisonette, located along a quiet cul de sac, with no upper chain. Seen as an ideal first time buy or investment, the property boasts a healthy lease remaining, no additional service charges, parking for one car, private rear garden and in good overall condition throughout.



www.sterlinghomes.co.uk

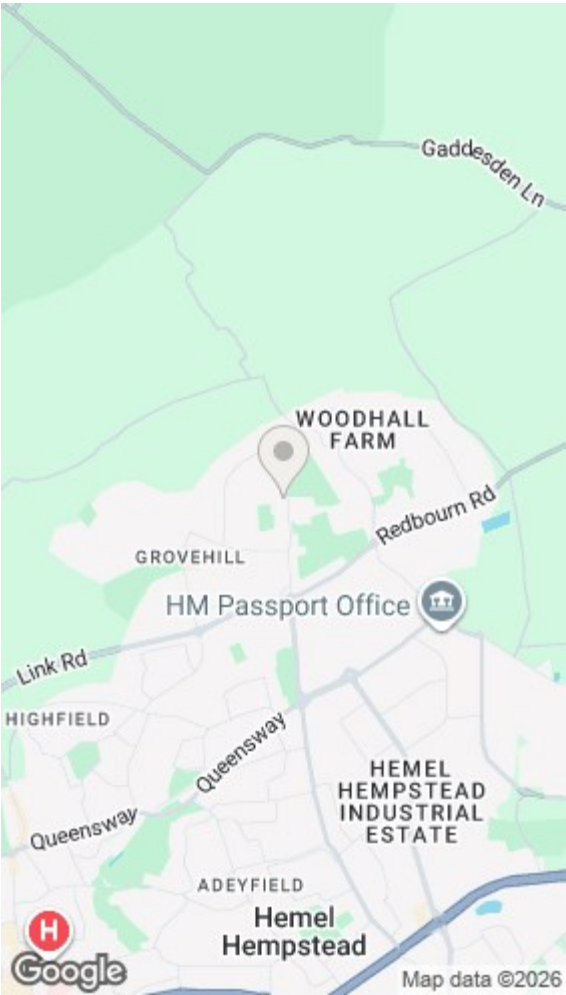
Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



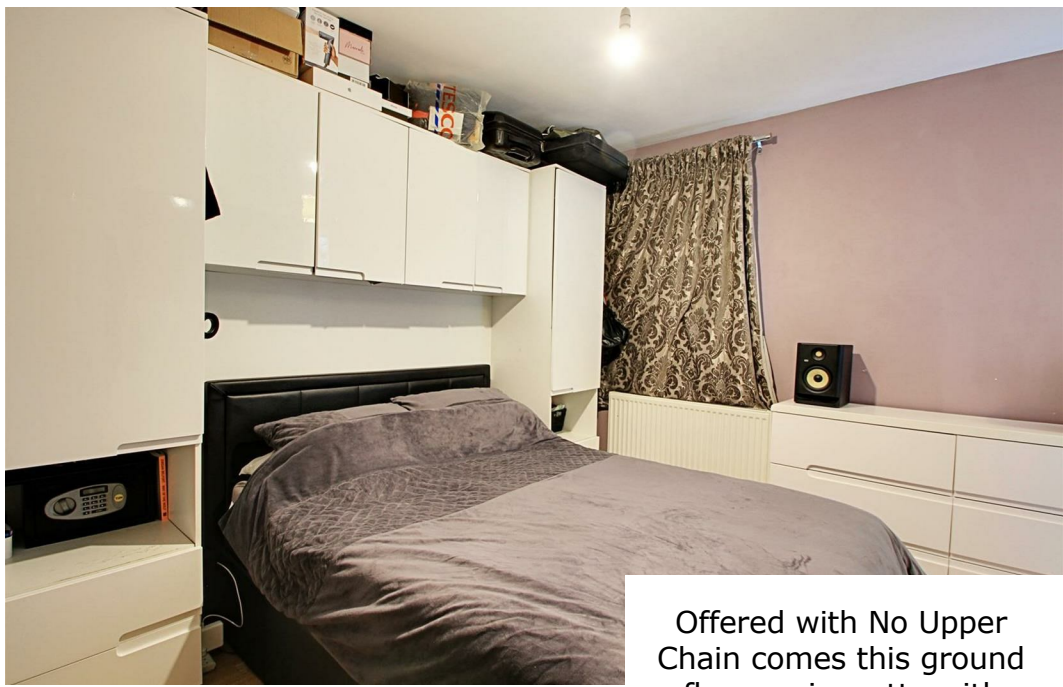
Total area: approx. 32.4 sq. metres (348.6 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

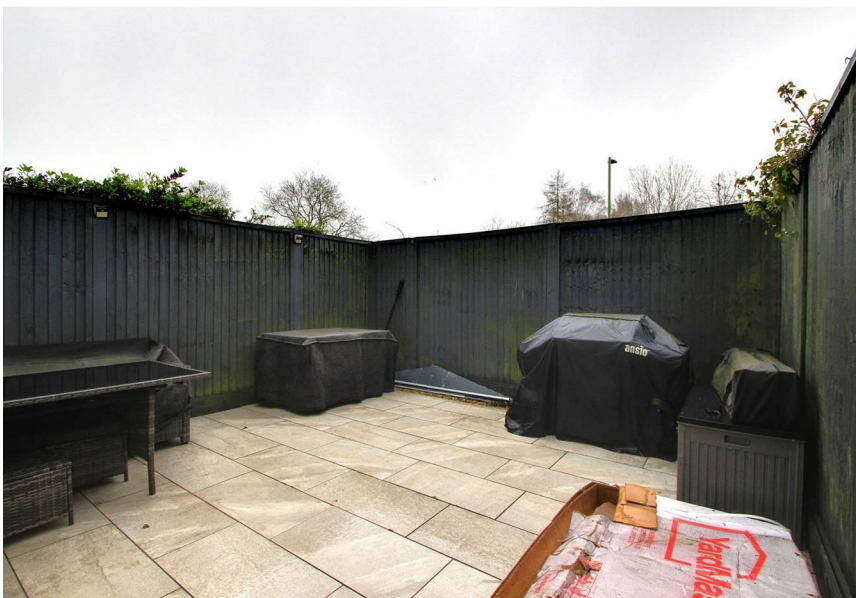


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	





Offered with No Upper Chain comes this ground floor maisonette with private garden & parking



The Accomodation

The front door opens into the lounge/kitchen area, with the kitchen are at the front of the property. Complete with appliances to include sink/drainer, free standing fridge freezer, washing machine, integrated electric oven and hob. The heating system is also located in the left hand corner of the kitchen, being a combi boiler. The rest of the room is a convenient space with room for desk, sofa and TV point. Further storage is located beneath the stairs for the upstairs dwelling.

The bathroom is set off from the living area, complete with a modern three piece suite, to include shower over bath, wash basin, toilet and headed towel rail. The bedroom offers space for double bed, wardrobe, and with the layout of the room you have further storage and space for coats/shoes. Access to the private rear garden is also via the back of the bedroom.

Outside

To the front you have driveway space with parking for one vehicle, with ample parking for visitors nearby and on surrounding roads. The the rear you have a recently updated private rear garden with paving throughout.

The Location

The Wye is a residential street located in the Grovehill area of Hemel Hempstead. With the property being located a short drive from the M1. Hemel Hempstead is a popular new town in Hertfordshire with a mixture of new, modern and older architecture and enjoys numerous open green spaces including the recently rejuvenated Jellicoe Water Gardens in the town centre. The town centre has recently been regenerated and is now a vibrant busy attraction. The Marlows indoor shopping centre offers chain and independent shops whilst the outside Riverside boasts a number of larger chains and a Pizza Express Restaurant.

Leasehold

We are advised there are 120 years remaining on the lease. With no service charge and no ground rent.

Agents Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.

