property details **approval form**

36 Oatridge Gardens, Hemel Hempstead, Hertfordshire, HP2 4FG
Date: 20 July 2026 **Property Ref and Version:** HHD111882 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£260,000

Tenure: Leasehold
This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2007.

>> key features

- No Upper Chain
- Quiet Road In A Sought After Residential Area
- Two Bedroom Flat
- Well Presented Throughout
- Spacious Living Accommodation With Balcony
- Modern Family Bathroom
- Allocated Parking
- 0.7 Miles Of A Wide Range Of Local Amenities
- EPC Rating: Awaited

>> short description

** NO UPPER CHAIN ** Located in a quiet road in a sought after residential area is this well presented two bedroom flat.

>> long description

** NO UPPER CHAIN ** Located in a quiet road in a sought after residential area is this well presented two bedroom flat. Features include spacious living accommodation with balcony, good sized kitchen, family bathroom and allocated parking. The property also benefits from being within 0.7 miles of the The Queens Square with its wide range of local amenities and 0.3 miles of Maylands Plaza. An ideal first time purchase of investment buy. Early viewings recommended.

>> directions

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>> Agent Note

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>> room description

Entrance Hall

Lounge

Balcony

Kitchen

Bedroom One

Bedroom Two

Bathroom

Outside

Allocated Parking

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>> room description

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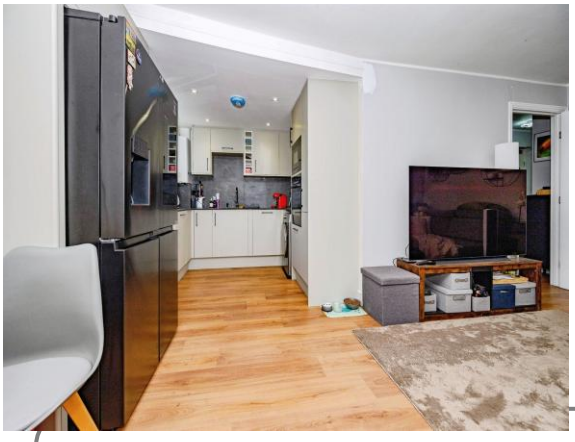
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>> property images







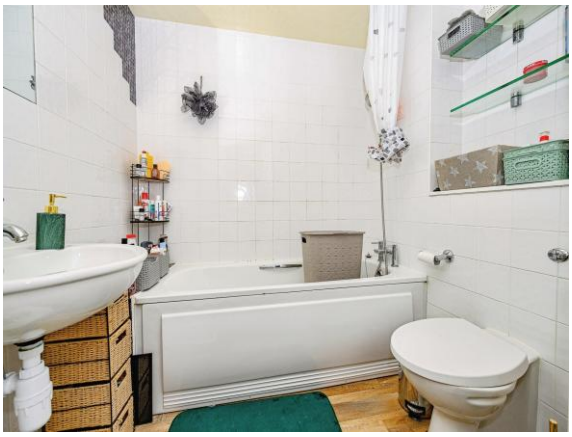



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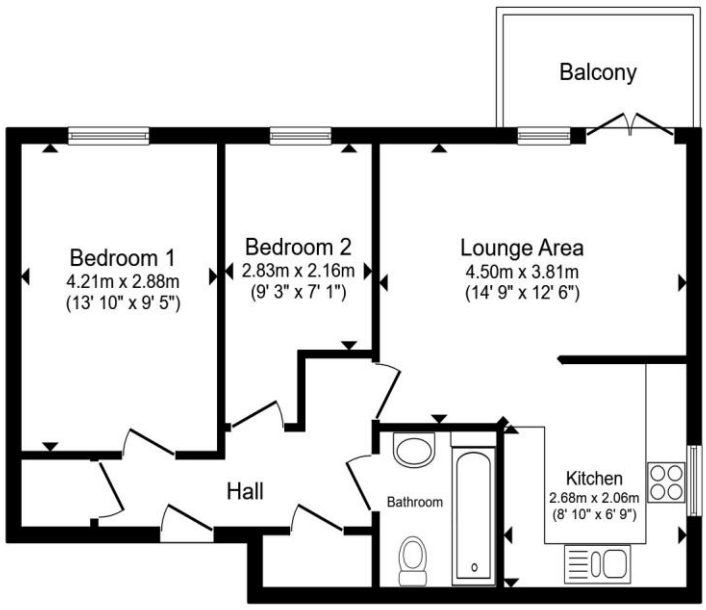
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>> floor plan



First Floor

Total floor area 56.2 m² (605 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

brown & merry

>> approval

	Signature	Date
Jamie Brown		
Miss Katarzyna Shepherd		