



Clements estate agents



## Bury Road, Hemel Hempstead, HP1 1HG Offers In Excess Of £265,000

Located in within easy reach of Hemel Hempstead Town Centre is this spacious ground floor purpose built flat. Boasting two bedrooms, ensuite to bedroom one, 22'3 living room/dining room with balcony, fitted kitchen, gas central heating, double glazing and allocated parking.

## Communal Hallway

Stairs to all floors.

## Entrance Hall

Front door, cupboard housing central heating boiler and entry phone.

## Living Room/Dining Area 22'3 x 18'10 (6.78m x 5.74m)



Double glazed window, two radiators, TV point and double glazed door to balcony.

## Kitchen 10'10 x 5'7 (3.30m x 1.70m)



Fitted kitchen comprising wall and base units with work surfaces to compliment, electric oven, electric hob with cooker hood over, sink with mixer tap, tiled splash backs, integrated dishwasher and washing machine.

## Bedroom One 14'0 x 10'0 (4.27m x 3.05m)



Double glazed window, radiator and fitted wardrobes.

## En Suite



Shower cubicle, low level wc, pedestal wash hand basin, extractor fan, shaver point and part tiled walls.

## Bedroom Two 10'8 x 8'0 (3.25m x 2.44m)



Double glazed window, radiator and fitted wardrobes.

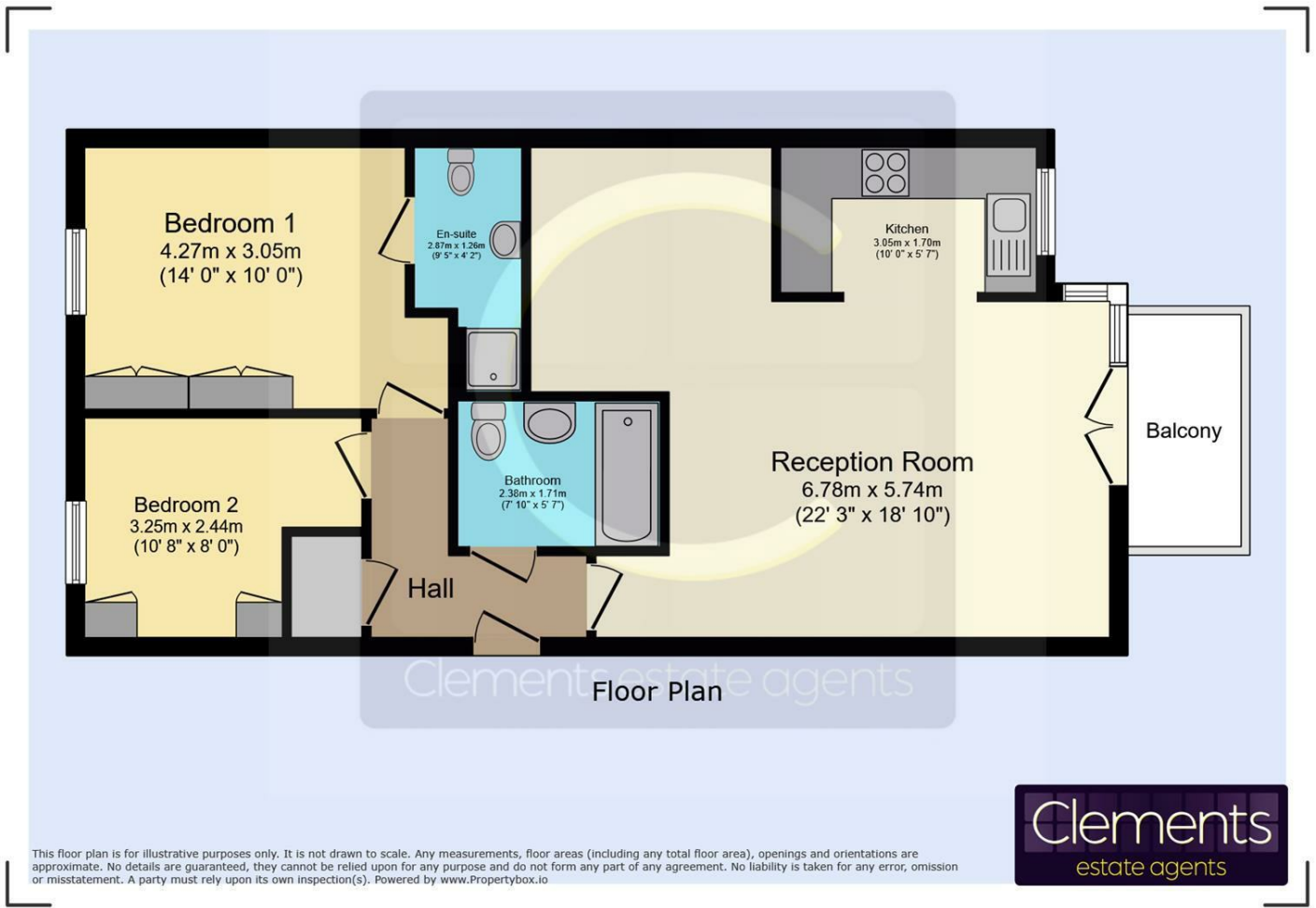
## Bathroom



Panelled bath with mixer tap and shower over, pedestal wash hand basin, low level wc, extractor fan, shaver point and part tiled walls.

## Allocated Parking

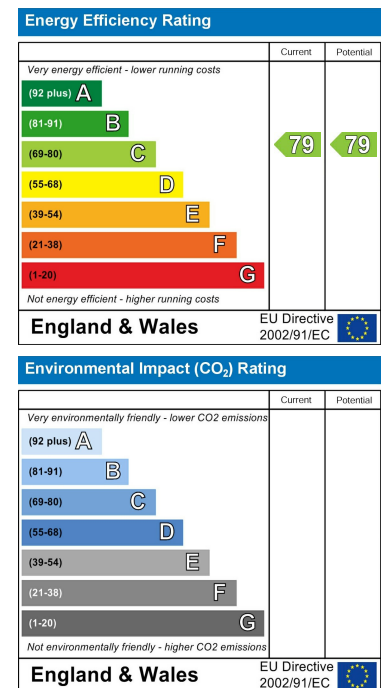
# Floor Plan



# Area Map



# Energy Efficiency Graph



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