



**Marlowes, Hemel Hempstead, HP1 1ER**  
**£145,000**

MODERN METHOD OF SALE. Clements Estate Agents are pleased to offer this spacious and well presented TWO DOUBLE BEDROOM second floor flat situated in this convenient Town Centre location set close shops and amenities. The property has a 15'1 lounge with balcony, modern fitted kitchen, gas central heating, double glazing, no upper chain and was previously rented for £1375 pcm. CALL TO VIEW!

**COMMUNAL HALLWAY**

Stairs to all floors and entryphone system.

**ENTRANCE HALLWAY**

Front door and entry phone system.

**LOUNGE 15'1 x 10'11 (4.60m x 3.33m)**

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

**BALCONY****KITCHEN 14'4 x 6'9 (4.37m x 2.06m)**

Fitted kitchen comprising wall and base units with work surfaces to compliment, stainless steel sink with drainer and mixer taps and tiled splashbacks, electric oven, electric hob with cooker hood over, central heating boiler and double glazed window.

**BEDROOM ONE 14'9 x 8'11 (4.50m x 2.72m)**

Double glazed window and radiator.

**BEDROOM TWO 12'2 x 8'11 (3.71m x 2.72m)**

Double glazed window and radiator.

**BATHROOM**

Panelled bath with mixer taps and shower over, wash hand basin with vanity unit, low level wc, part tiled walls, tiled floor and heated towel rail.

**AUCTIONEERS COMMENTS**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

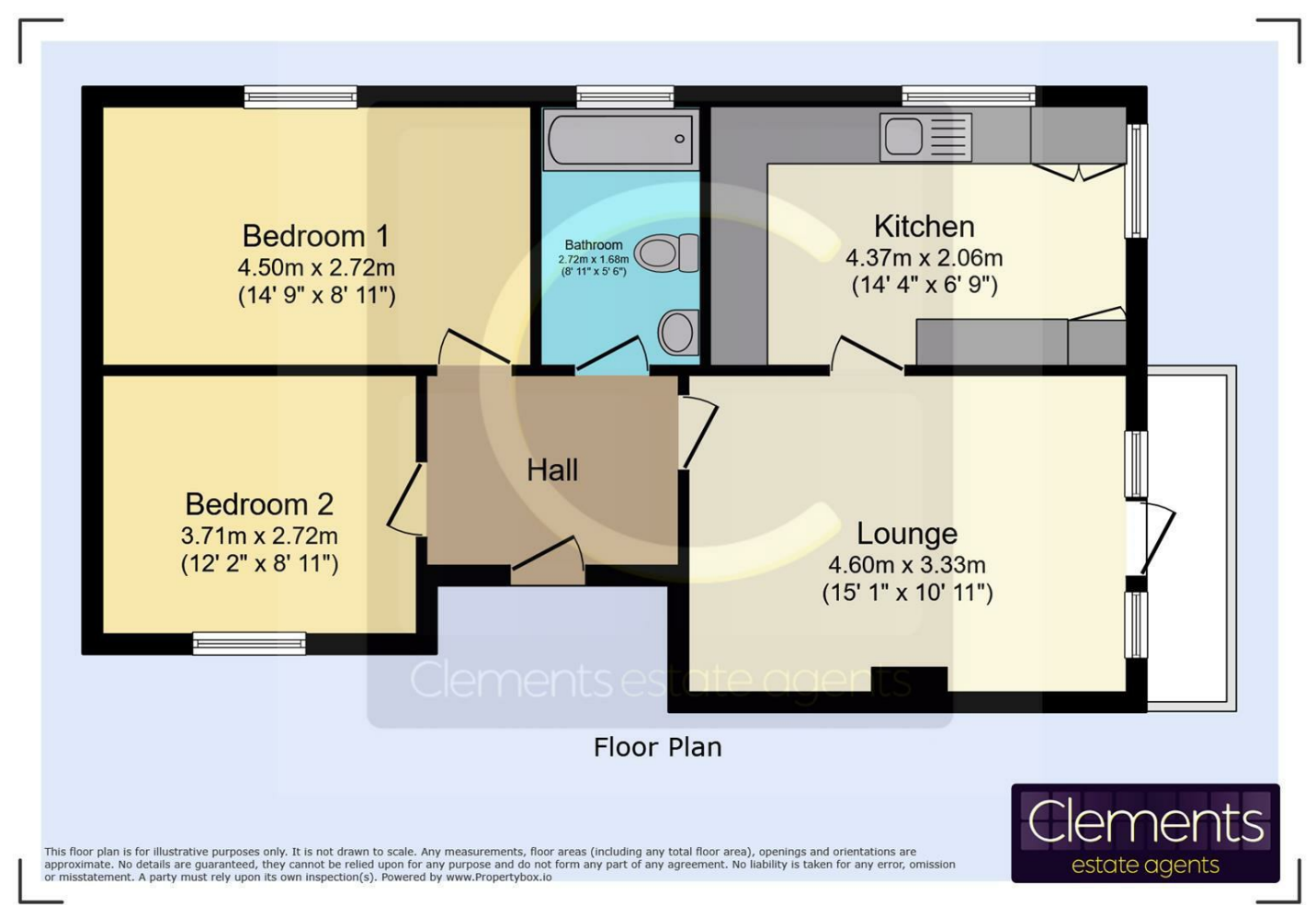
The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to

the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for the stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.



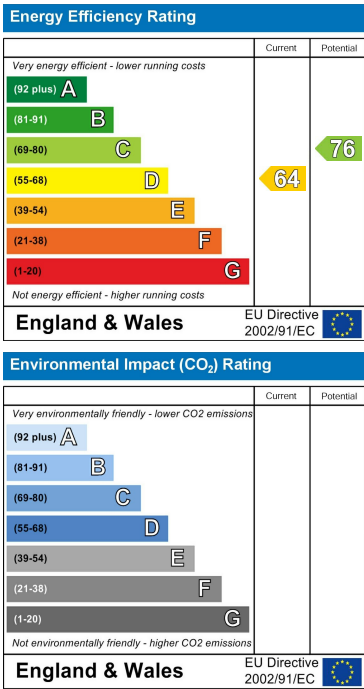
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.