

The Cornfields, Hemel Hempstead, HP1 1UA
Asking price £210,000

Sears & Co
estate & letting agents

A well presented two bedroom top floor flat, benefiting from an extended lease, situated in this popular position on The Cornfields, within the highly sought after area of Boxmoor. The property is ideally positioned for access to well regarded local schools, Blackbirds Moor and Hemel Hempstead mainline railway station.

The accommodation includes an entrance hallway, spacious 16ft open plan living/dining room, kitchen, two generous double bedrooms and a refitted family bathroom.

Externally, the property further benefits from access to a communal garden and 'first come first serve' off street parking.

Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway
Wood effect flooring. Electric radiator. Airing cupboard. Two storage cupboards. Access to two bedrooms, bathroom, kitchen and living/dining room.

Living/Dining Room
Two double glazed windows. Electric Radiator. Wood effect flooring.

Kitchen
Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with drainer unit and mixer tap. Integrated oven with hob and extractor over. Integrated washing machine. Space for a freestanding fridge freezer. Tiling to splash back areas. Vinyl flooring.

Bedroom
Double glazed window. Electric radiator. Storage cupboard.

Bedroom
Double glazed window. Electric radiator. Storage cupboard.

Bathroom
Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, cabinet enclosed wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Extractor fan.

Externally
The property further benefits from the use of a communal garden and 'first come first serve' parking.

Lease & Service Charge
The owners have advised that the property has 170 years remaining on the lease, with a monthly service charge of £106.34 (which includes an insurance charge, management fees and planned maintenance) and an annual ground rent of £10. This information is approximate and should be verified by a solicitor prior to exchange of contracts.

Buyer Information
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



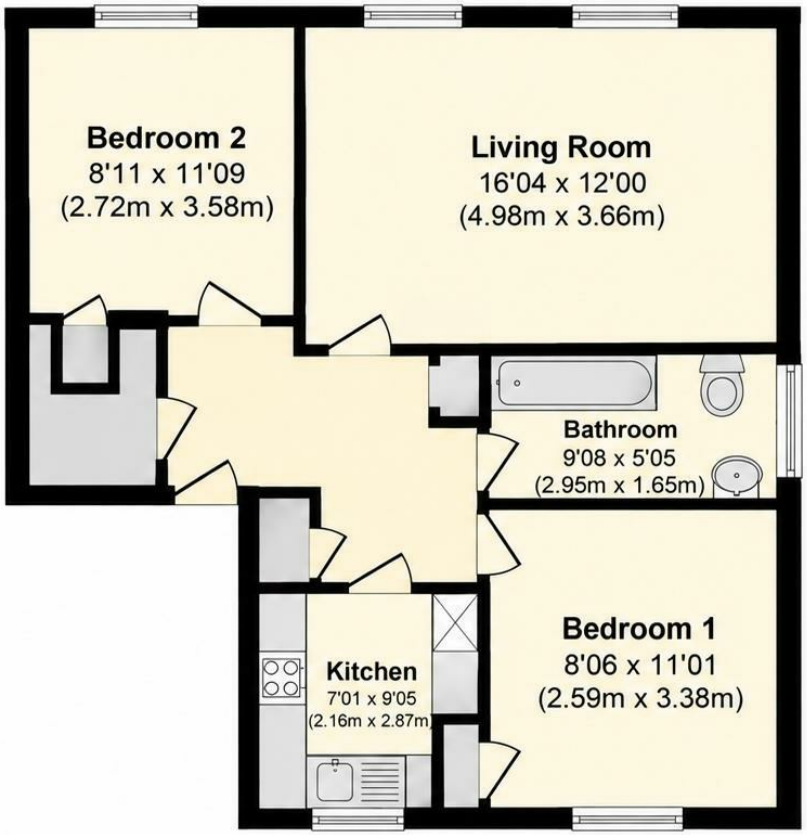




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Floor Plan

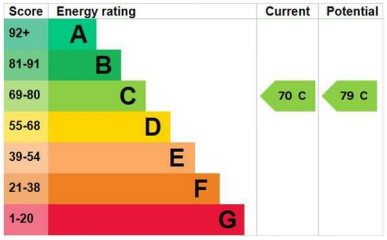
Approx. 62.9 sq. metres (677.0 sq. feet)



Total area: approx. 62.9 sq. metres (677.0 sq. feet)

This floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.



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