



View of block



**Offers in Excess of  
£250,000**

Set in a popular location in the heart of the town centre within easy reach of all local amenities and walking distance to Hemel Hempstead train station, this beautifully presented two bedroom apartment benefits from an open plan living space with a fitted kitchen, dual aspect views and an ensuite & family bathroom. Offered to the market with no onward chain and allocated parking.

# Property Description

## **ENTRANCE**

Secure entrance.

## **ENTRANCE HALL**

Doors to all rooms, built-in storage cupboard housing hot water cylinder, further built-in storage cupboard, radiator, intercom for entry.

## **LOUNGE/KITCHEN/DINER**

Two Juliet balconies, one to rear and one to side. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated fridge freezer, integrated oven and induction hob with extractor over, space for washing machine and dishwasher, single sink unit with mixer tap and drainer, radiator, television point.

## **BEDROOM ONE**

Double glazed window to side aspect. Radiator, built-in wardrobe, television point, door to en-suite.

## **EN-SUITE**

Low level WC, shower cubicle, pedestal wash hand basin with mixer tap, extractor fan, shaver point, heated towel rail, part tiled walls.

## **BEDROOM TWO**

Double glazed window to rear aspect. Built-in wardrobe, radiator.

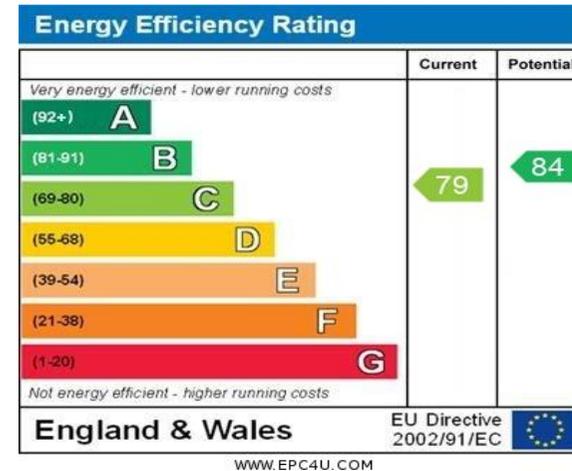
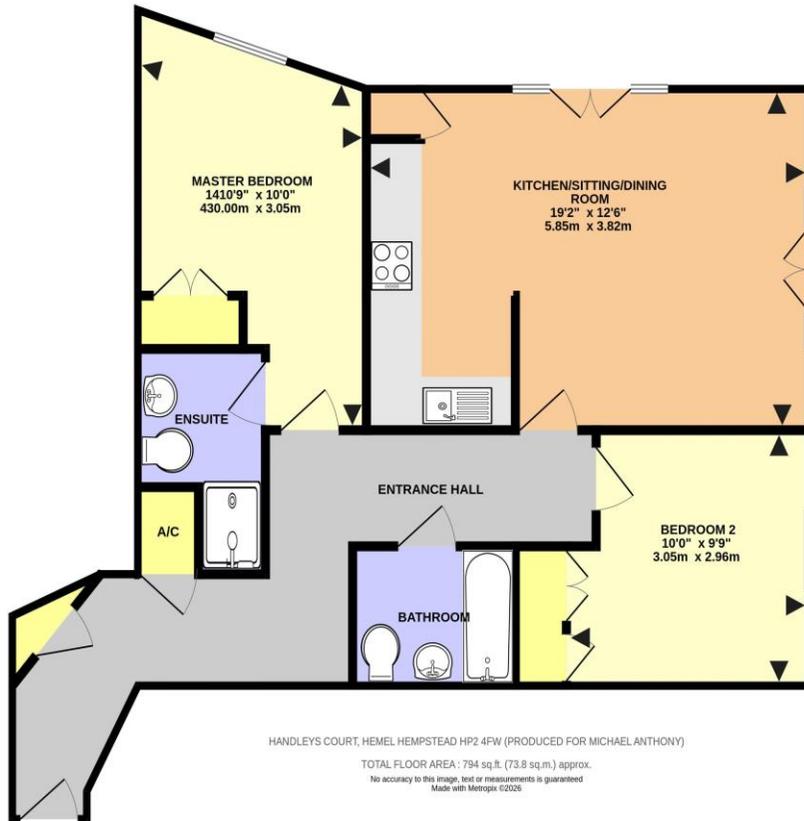
## **BATHROOM**

Panelled bath with shower over, pedestal wash hand basin with mixer tap, low level WC, extractor fan, heated towel rail, fully tiled.

## **OUTSIDE**

## **PARKING**

Secure undercroft allocated parking.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents