



Clements estate agents



## Alexandra Road, Hemel Hempstead, HP2 5BS

### Offers Over £180,000

Located in the Old Town is this modern and well presented ground floor flat. Boasting one bedroom, 19'4 open plan lounge/kitchen, fitted kitchen, double glazing and own rear garden. Situated within easy reach of Hemel Hempstead town centre, the High Street with its shops, restaurants and coffee shops.

### Communal Hallway

Front door with security entryphone system and stairs to all floors.

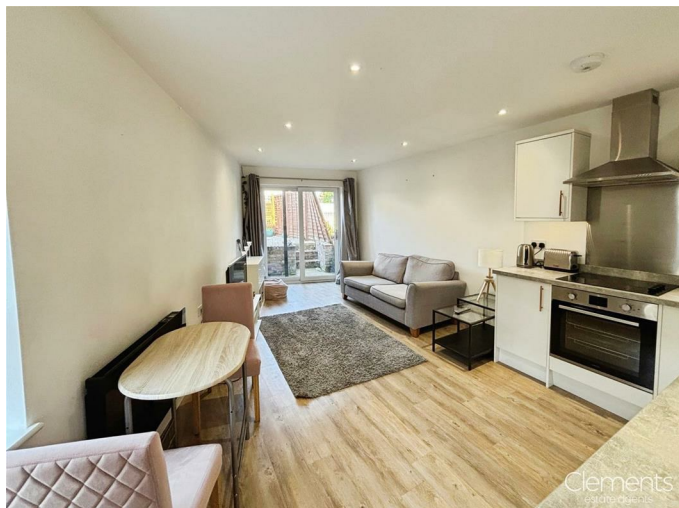
### Entrance Hall

Front door, wood flooring, wall mounted electric heater and storage cupboard.

### Storage Cupboard

Double glazed window and plumbing for washing machine.

### Open Plan Living Room/Kitchen 19'4 x 13'3 (5.89m x 4.04m)



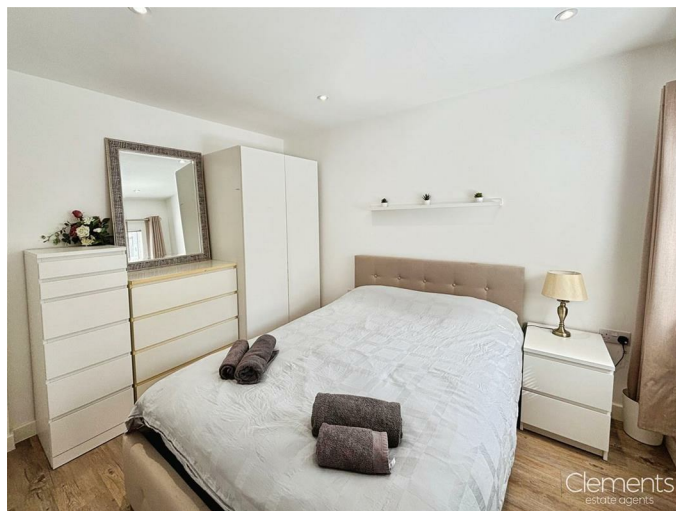
Double glazed patio door to garden, double glazed window, TV point, wood flooring and wall mounted electric heater.

### Kitchen



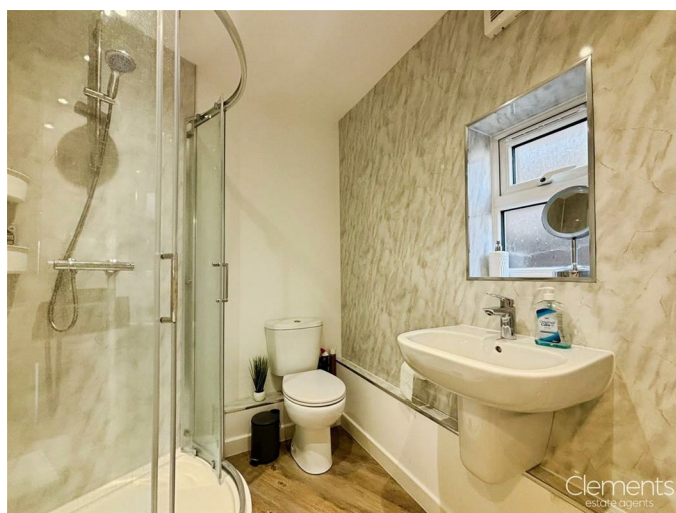
Fitted kitchen with wall and base units with work surfaces to compliment, stainless steel sink with mixer taps and drainer, electric hob with cookerhood over, electric oven and integrated fridge freezer.

### Bedroom 10'11 x 8'5 (3.33m x 2.57m)



Double glazed window, wood flooring and wall mounted electric heater.

### Shower Room

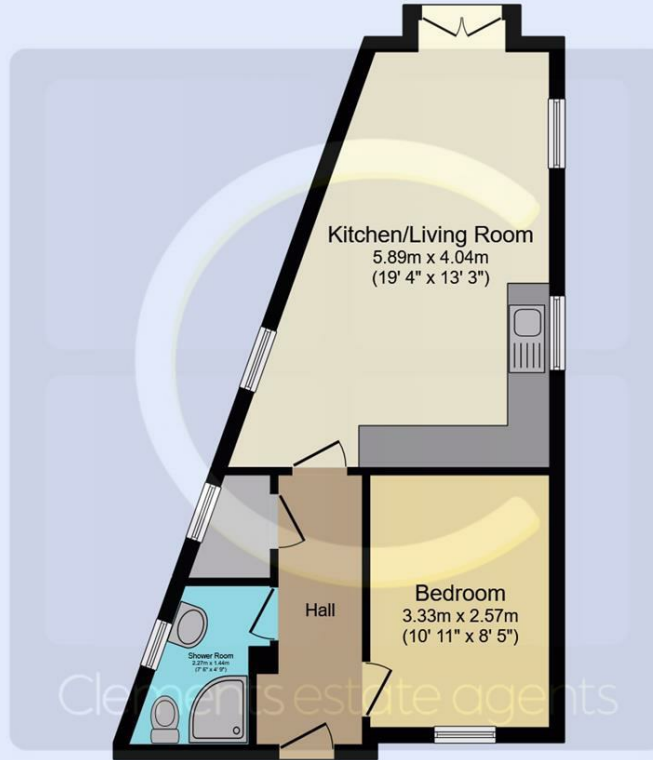


Double glazed window, shower cubicle, low level wc, wash hand basin and heated towel rail.

### Garden

Own private rear garden with decking and paved.

# Floor Plan



Floor Plan

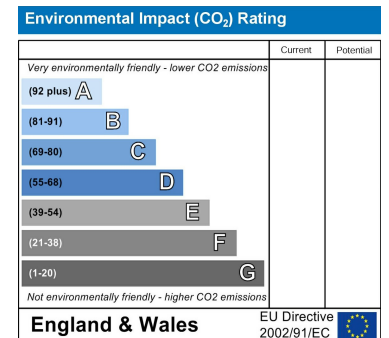
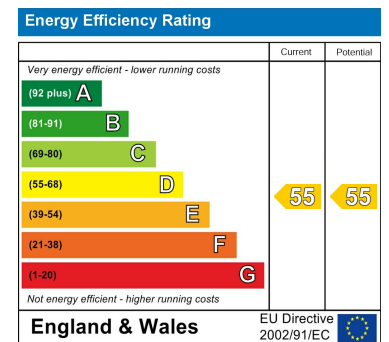
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.