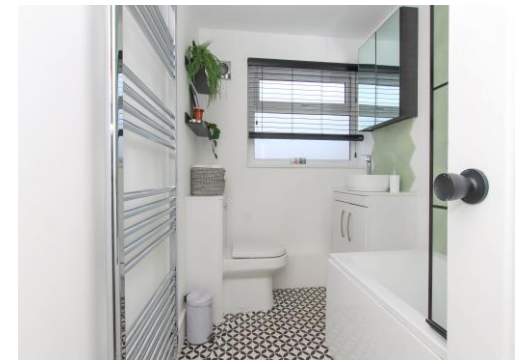




View of block



£280,000

Set on the edge of the popular location of HP1, Michael Anthony Estate Agents are pleased to present this immaculately presented ground floor maisonette. Comprising two double bedrooms, a generous lounge/dining room, separate kitchen, family bathroom. The property is located walking distance to local amenities and schools.

Property Description

Entrance Hall

Radiator, door to living room, opening to kitchen.

Kitchen

Range of floor and wall mounted units, wall mounted boiler, space for fridge freezer, built in oven, gas hob with extractor fan over, space for washing machine, integrated dishwasher, sink with drainer, storage cupboard, double glazed window to side.

Lounge

Double glazed window to side, door to outside space, door to living room, radiator.

Landing

Doors to bedrooms and bathroom, storage cupboard.

Bedroom 1

Double glazed window to side aspect, radiator.

Bedroom 2

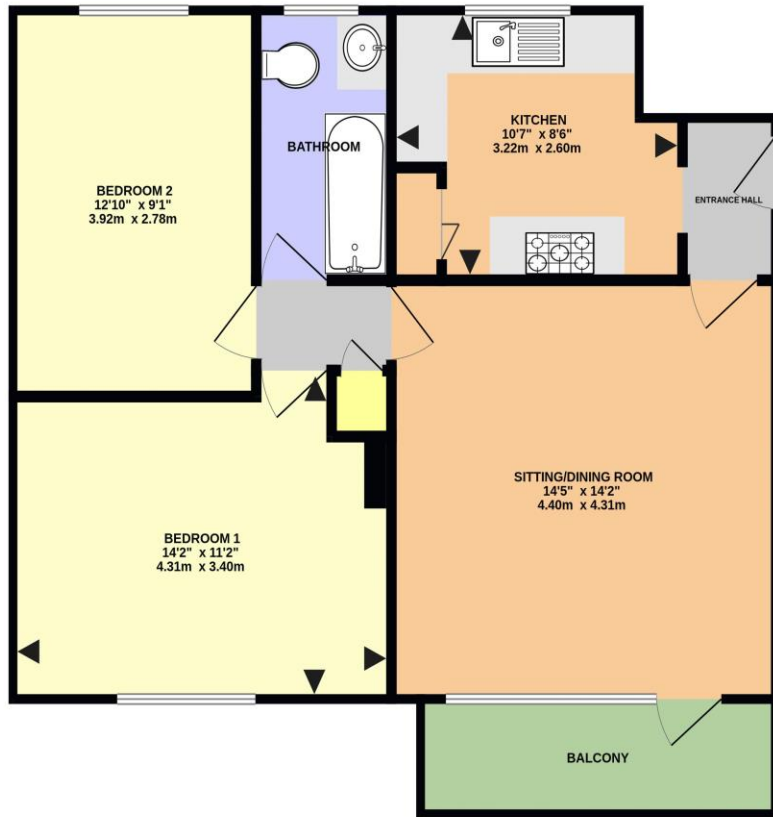
Double glazed window to side aspect, radiator.

Bathroom

Panel bath with rain shower over, hand wash basin in vanity unit, WC, heated towel rail, extractor fan, frosted double glazed window to side.

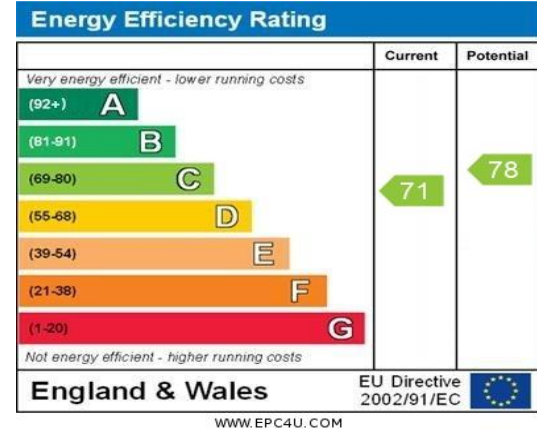
Council tax B

GROUND FLOOR



MARLINS TURN, HEMEL HEMPSTEAD HP1 3LW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 649 sq ft (60.3 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed
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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

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