



High Street, Hemel Hempstead, HP1 3AF
Asking price £265,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A superbly presented two bedroom penthouse apartment, ideally situated on Heritage Gate, just off Hemel Hempstead's historic Old Town High Street.

Accommodation includes entrance, open plan living space with kitchen area, two well proportioned bedrooms and a luxuriously fitted family bathroom.

Externally the property further benefits from an allocated parking space. Council tax band C. Contact sole appointed selling agents Sears & Co to arrange your viewing.

The owners have advised that the property has approximately 114 years remaining on the leasehold. The owners have also advised that the property is subject to ground rent charges of approx £300 per year and service charges in the region of approx £1,010.90 every 6 months. This information should be verified with 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

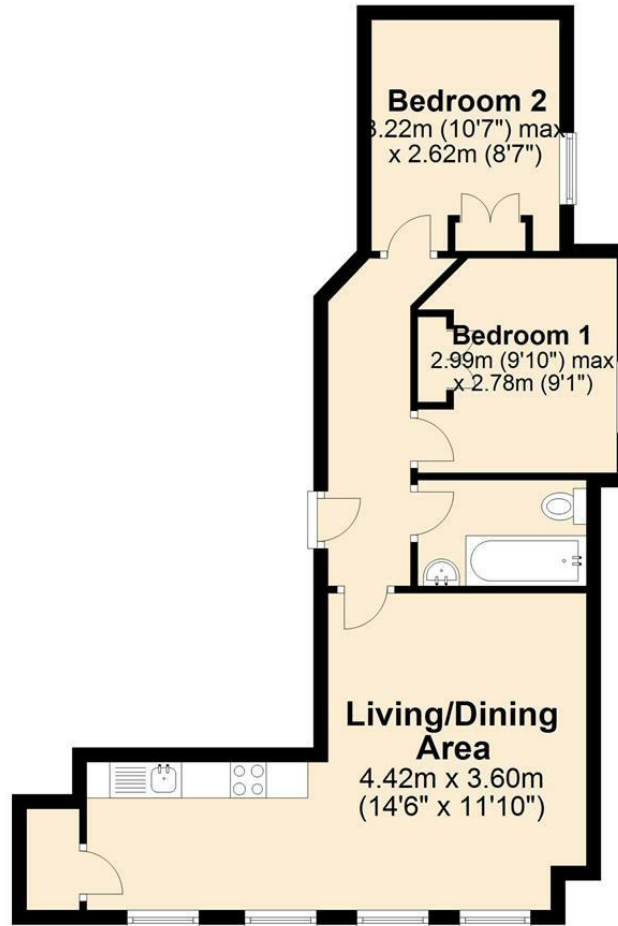
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Sears & Co

www.searsandco.co.uk call: 01442 254 100

Top Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.
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.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

