



**Downside, Hemel Hempstead, HP2 5PU**  
**Offers In Excess Of £200,000**

Offered with the benefit of no upper chain is this spacious and well presented first floor purpose built flat. The property boasts a 17'7 lounge, modern fitted kitchen, two bedrooms, bathroom, gas central heating and double glazing.

Located in a Cul de Sac close to the Old Town and within easy reach of the Town Centre with its shopping, restaurant and travel facilities.

## Communal Hall

## Entrance Hall



## Bedroom One 10'7 x 10'5 (3.23m x 3.18m )



## Lounge 17'7 x 12'3 (5.36m x 3.73m)



## Bedroom Two 8'5 x 6'8 (2.57m x 2.03m)



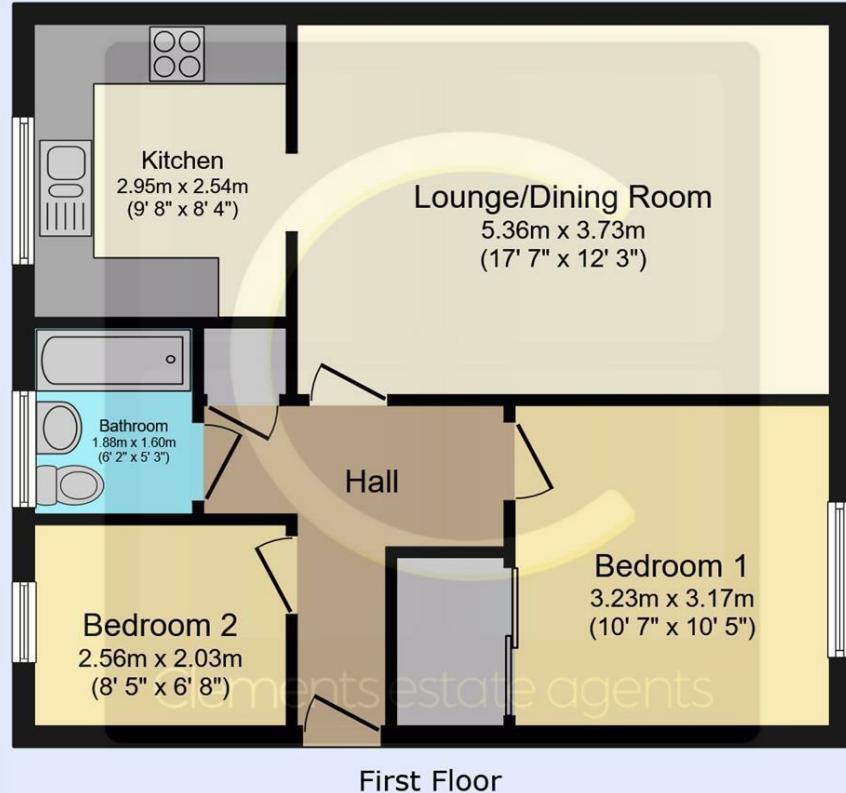
## Fitted Kitchen 9'8 x 8'4 (2.95m x 2.54m)



## Bathroom



## Floor Plan



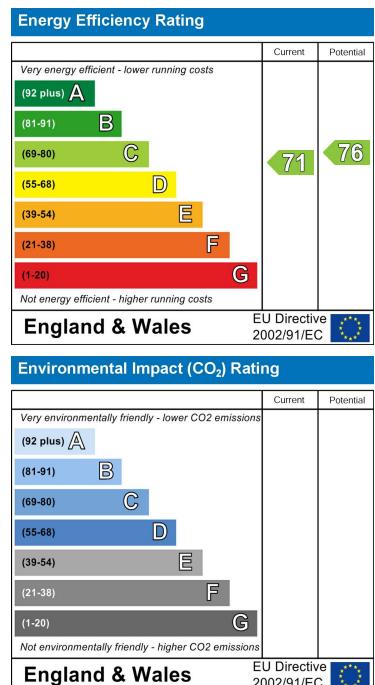
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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## Area Map



## Energy Efficiency Graph



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