





£320,000

Michael Anthony Estate Agents are pleased to market this well presented two-bedroom apartment situated close to the Hemel Hempstead Industrial Estate and within easy access of local shops and amenities. The property comprises an open-plan living space with a modern fitted kitchen, two bedrooms, a family bathroom, and an en-suite shower room to the main bedroom. Further benefits include one allocated parking space.

Property Description

COMMUNAL ENTRANCE

Secure communal door with intercom system.

ENTRANCE HALL

Doors to all rooms, built-in storage cupboard housing washer dryer, loft access, radiator, intercom phone for entry.

LOUNGE

Double glazed patio doors to Juliet balcony, double glazed window to rear aspect. Radiator, television point.

KITCHEN

Double glazed windows to rear and side aspects. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, single sink with drainer, integrated: fridge freezer, oven, gas hob with extractor over, and dishwasher; spotlights, combi boiler, radiator.

BEDROOM ONE

Double glazed window to side aspect. Radiator, fitted wardrobe, door to:

EN-SUITE

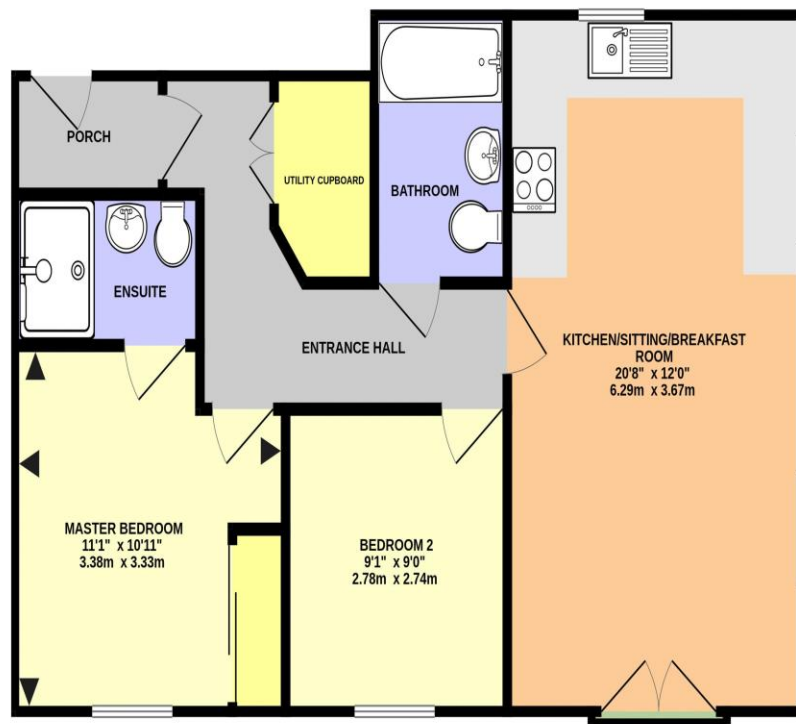
Wash hand basin with mixer tap, shower cubicle, heated towel rail, low level WC, spotlights, extractor fan.

BEDROOM TWO

Double glazed window to side aspect. Radiator.

BATHROOM


Double glazed frosted window to side aspect. Low level WC, wash hand basin with mixer tap, heated towel rail, panelled bath with shower over, spotlights, extractor fan, shaver point.



ZOFFANY PLACE, HEMEL HEMPSTEAD HP2 4DJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
Made with Metroplex C2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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 	

WWW.EPC4U.COM

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

33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk