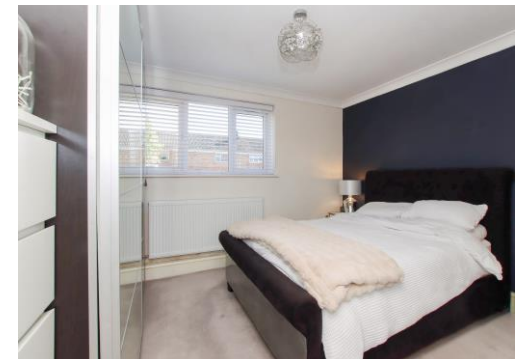




View of block



£300,000

Situated in a popular development close to sought after schools, shops and a short distance to the town centre this two bedroom ground floor maisonette is well presented throughout, comprising lounge, kitchen, family bathroom and two good sized bedrooms. Additionally, the property has a delightful private courtyard garden.

Property Description

Entrance Hall

Radiator, doors to all rooms, storage cupboard, double glazed window to side aspect.

Lounge

Double glazed window to front, radiator.

Kitchen

Range of floor and wall mounted units, double glazed window to front, stainless steel sink with drainer, space for washing machine, space for dishwasher, built in oven, gas hob with extractor fan over, storage cupboard housing wall mounted combination boiler, radiator, door to utility.

Bedroom One

Built in storage cupboard, radiator, double glazed window to side aspect.

Bedroom Two

Double glazed window to front, radiator, double glazed window to side.

Bathroom

Panel bath with shower over, WC, pedestal hand wash basin, frosted double glazed window to side aspect, extractor fan.

Utility room

Space for fridge freezer, space for tumble dryer, door to front, door to garden.

Rear Garden

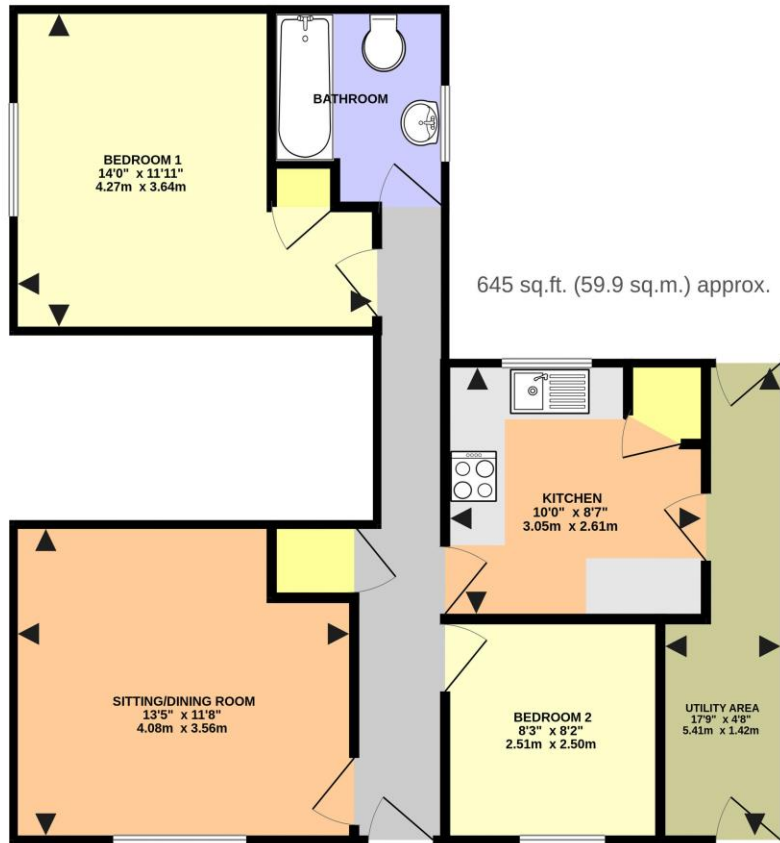
Patio area, water tap.

COUNCIL TAX BAND: B

EPC RATING: C

LEASE DETAILS

Years remaining: 90 Ground rent: £10 Per Annum Service Charges: £600 Per Annum



HILLDOWN ROAD, HEMEL HEMPSTEAD HP1 3JE (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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