



Clements estate agents



## High Street, Hemel Hempstead, HP1 3AA

### Asking Price £185,000

Clements Estate agents are pleased to offer to the market this SPACIOUS two bedroom first floor Grade II listed apartment situated in this popular Old Town location. The property offers an excellent range of features including a good sized lounge with a large Victorian bay window, long lease and the added benefit of No Upper Chain. The property is currently rented at £895 per month offering a potential yield of around 5%. VIEWING ESSENTIAL!

A spacious character two double bedroom first floor Grade II listed apartment situated in this popular Old Town location close to shops, amenities and transport links. The property offers an excellent range of features including a good sized lounge with a large Victorian bay window, long lease and the added benefit of No Upper Chain. The property is currently rented at £895 per month offering a potential yield of around 5%. **VIEWING ESSENTIAL!**

#### **COMMUNAL ENTRANCE**

Entry phone system with security door. Stairs leading to the first floor, front door leading to :

#### **ENTRANCE HALLWAY**

Doors to all rooms, built in cupboard.

#### **LOUNGE / DINER 16'6 x 9'5 (5.03m x 2.87m)**



A large character room with a large bay window to front, high ceilings, fitted carpet.

#### **KITCHEN 10'2 x 6'7 (3.10m x 2.01m)**



Comprising a range of wall and floor mounted units with fitted work surfaces, stainless steel sink with drainer, built in oven with electric hob and extractor hood over, plumbing and space for washing machine, space for fridge, part tiled walls.

#### **MASTER BEDROOM 16'1 x 10'1 max (4.90m x 3.07m max)**



A good sized room with a window to front, electric wall mounted heater, fitted carpet.

## **BEDROOM TWO 9'10 x 9'1 (3.00m x 2.77m)**



Window to side, fitted carpet, wall mounted electric heater.

## **BATHROOM**

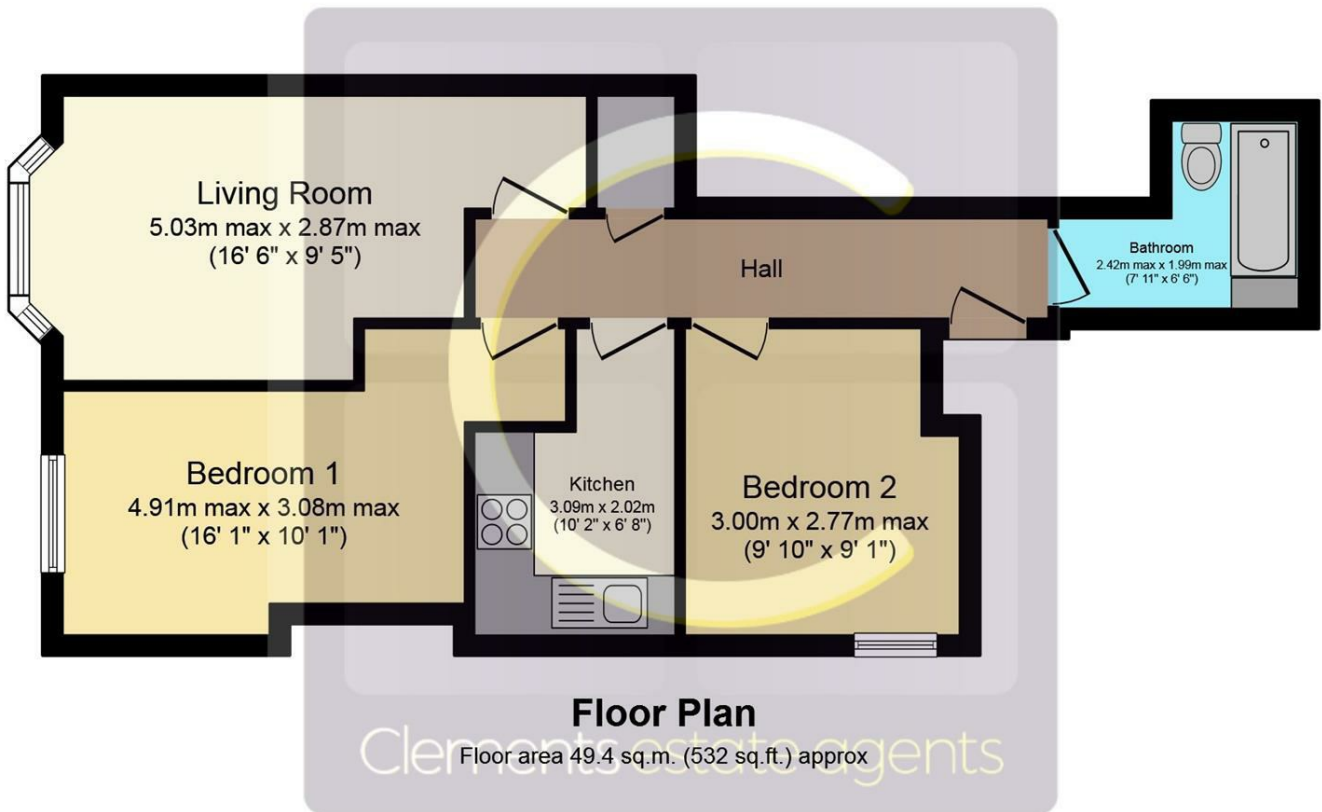


Comprising a panel enclosed bath with mixer taps and a wall mounted shower and fitted shower screen, pedestal wash hand basin, low level WC, part tiled walls.

## **OUTSIDE**



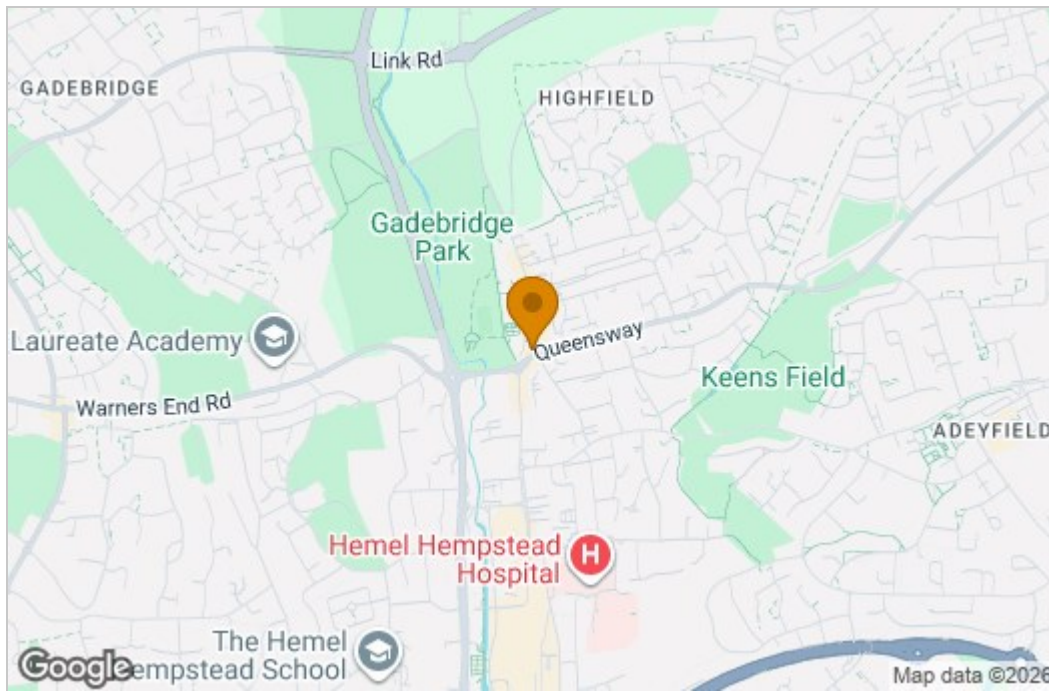
# Floor Plan



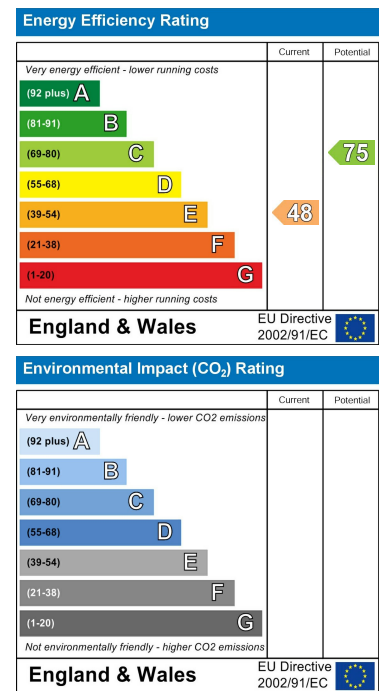
Total floor area 49.4 sq.m. (532 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



# Energy Efficiency Graph



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