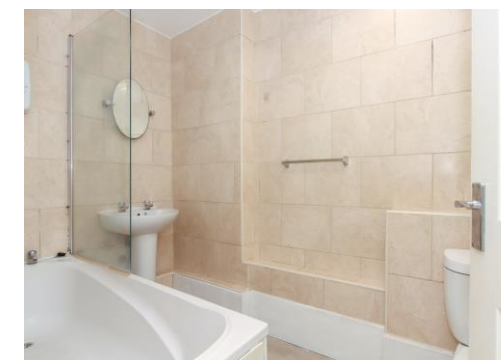






£145,000

Offered in excellent condition throughout, this larger than average one bedroom ground floor apartment benefits from no upper chain and low service charges. The property comprises an entrance hall with two large storage cupboards, a good-sized lounge, a well-proportioned refitted kitchen, and a luxury bathroom. Further benefits include gas central heating and UPVC double-glazed windows throughout. with direct access to communal gardens and ample off road parking.

Property Description

ENTRANCE HALL

Door to bedroom, bathroom and two storage cupboards.

LOUNGE

Double glazed window to rear aspect. Radiator.

KITCHEN

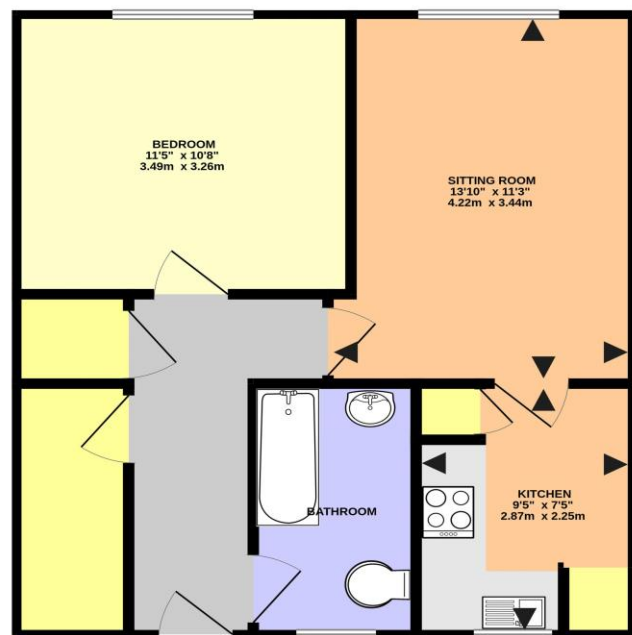
Double glazed window to front aspect. Fitted with a range of wall mounted and floor standing units. Built in storage cupboard, built in storage cupboard housing combi boiler, stainless steel sink with drainer, built in oven, electric hob with extractor fan over, space for washing machine, space for fridge freezer.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

BATHROOM

Frosted double glazed window to front aspect. Fully tiled walls, panelled bath with electric shower attachment over, radiator, low level w.c, pedestal hand wash basin.



WAVENY, HEMEL HEMPSTEAD HP2 6DJ (PRODUCED FOR MICHAEL ANTHONY)
 TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.
 No accuracy to this image, text or measurements is guaranteed
 Made with Metropix C2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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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