Michael ANTHONY

Malin Court Hardings Close, Hemel Hempstead

£254,000 Leasehold



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£254,000

Within walking distance of Hemel mainline station. This Two bedroom two bathroom second floor apartment is offered in superb condition throughout. Briefly comprising entrance hall, dual aspect spacious living room with Juliette balcony, fitted kitchen with integrated appliances, family bathroom, ensuite shower room and allocated parking. All making this an idea first time or investment purchase.

Property Description

Entrance
Front door with entry phone system to communal entrance hall, stairs to all floors.

Entrance Hall
Security entry phone system, airing cupboard with recently replaced hot water tank, electric panel heater, wood effect flooring.

Lounge/Diner
Electric panel heater, double glazed window to front, double glazed patio doors to Juliet balcony, TV point.

Kitchen
Range of base and eye level storage units and work surface areas, partly tiled walls. One and a half bowl single drainer sink unit with mixer tap. Integrated stainless steel oven and grill, integrated hob with stainless steel extractor hood over. Space and plumbing for washing machine, integrated fridge freezer. Recessed ceiling lighting, double glazed window to front.

Bedroom One
Electric panel heater, two built in wardrobes, double glazed window to front.

Ensuite
Fitted in white with chrome fittings comprising of low level WC, pedestal wash hand basin, tiled shower cubicle with fitted shower and shower door. Partly tiled walls, heated towel rail, shaver point, recessed ceiling lighting, extractor fan.

Bedroom Two
Electric panel heater, double glazed window to front.

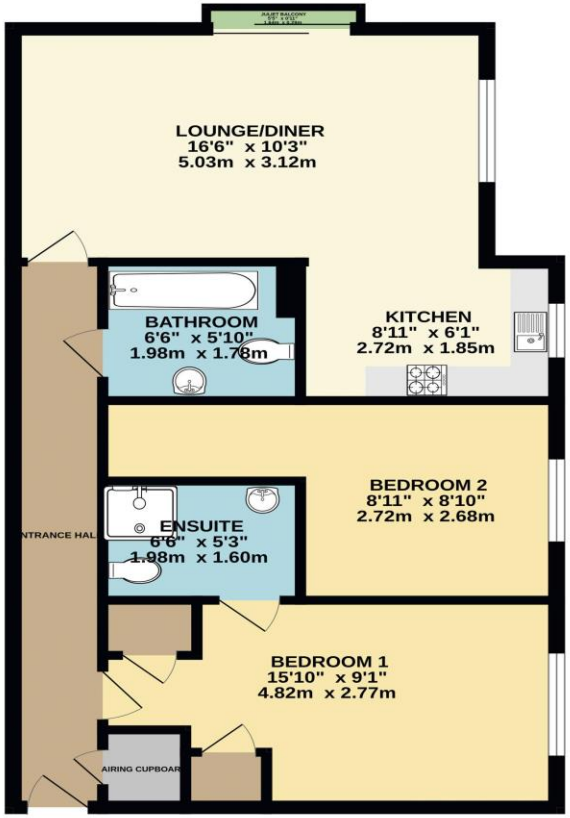
Bathroom
Fitted in white with chrome fittings comprising of low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower over. Partly tiled walls, heated towel rail, shaver point, recessed ceiling lighting, extractor fan.

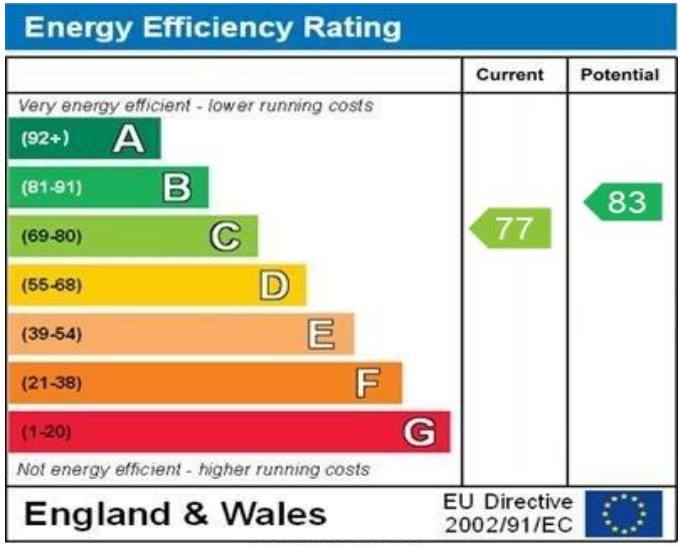
Outside

Parking
Allocated parking marked with the letter S with further visitors parking.

Communal Gardens

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.





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TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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