





£190,000

Offered to the market with no chain, this newly refurbished two-bedroom ground floor apartment is ideally located within easy reach of Hemel Hempstead town centre and Gadebridge Park. The property comprises a spacious lounge, a separate kitchen, two bedrooms and the added benefit of parking. An ideal purchase for first-time buyers, downsizers, or investors.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Intercom, two electric radiators, doors to bathroom, doors to bedrooms, kitchen and lounge, two built in storage cupboards with one housing hot water tank.

LOUNGE

Double glazed window to rear and side aspect. Electric radiator, air vent.

KITCHEN

Double glazed window to rear aspect. Part tiled walls, range of floor and wall mounted cupboards, stainless steel sink with drainer, extractor fan, electric hob and oven, space for washing machine, space for dishwasher, space for fridge freezer.

BEDROOM ONE

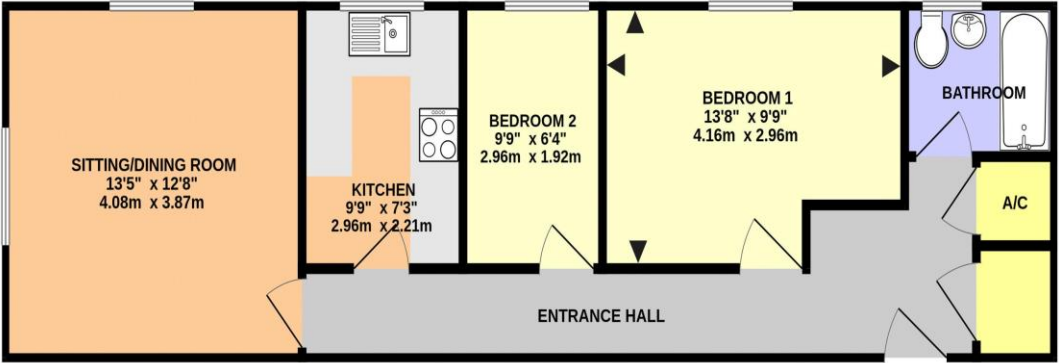
Double glazed window to rear aspect. Electric radiator, air vent.

BEDROOM TWO

Double glazed window to rear aspect. Electric radiator, air vent.

BATHROOM

Frosted double glazed window to rear aspect. Extractor fan, hand wash basin, low level w.c, fully tiled walls, electric shower, panelled bath with shower attachment over.



ALDWYCK COURT, HEMEL HEMPSTEAD HP1 1SJ (PRODUCED FOR MICHAEL ANTHONY)
TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	40 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