

David Doyle

 **MAYFAIR**
OFFICE.CO.UK



5 Heritage Gates
45-47 High Street
Old Town
Hemel Hempstead
HP1 3AF

Price £270,000 Leasehold

01442 248671 www.daviddoyle.co.uk boxmoor@daviddoyle.co.uk



This stylish 2 Bedroom 1st floor apartment is located in the historic and picturesque Old Town with its cobbled high street and range of shops, restaurants and bars. The apartment offers well presented and well arranged accommodation with an open plan Lounge Dining Room, fitted Kitchen, 2 Bedrooms and a family Bathroom. With double glazing, `Oak` flooring, under floor heating, allocated Parking and NO UPPER CHAIN. **VIEWING IS A MUST.**

The 'Old Town' High Street has been described as the prettiest road in the country with Victorian properties, beautiful St Mary's Church, Town Hall, cobbled streets, restaurants, period public houses and specialist shops it is a pleasure to visit.

Stylish 2 Bedroom apartment in Hemel Hempstead Old Town

Open plan Lounge Dining Room

Fitted Kitchen

Bathroom

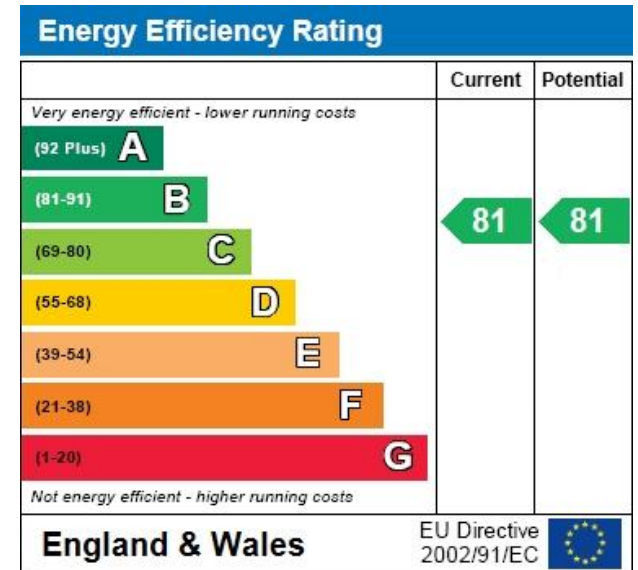
Allocated Parking

`Oak` flooring

Under floor heating

Double glazing

NO UPPER CHAIN



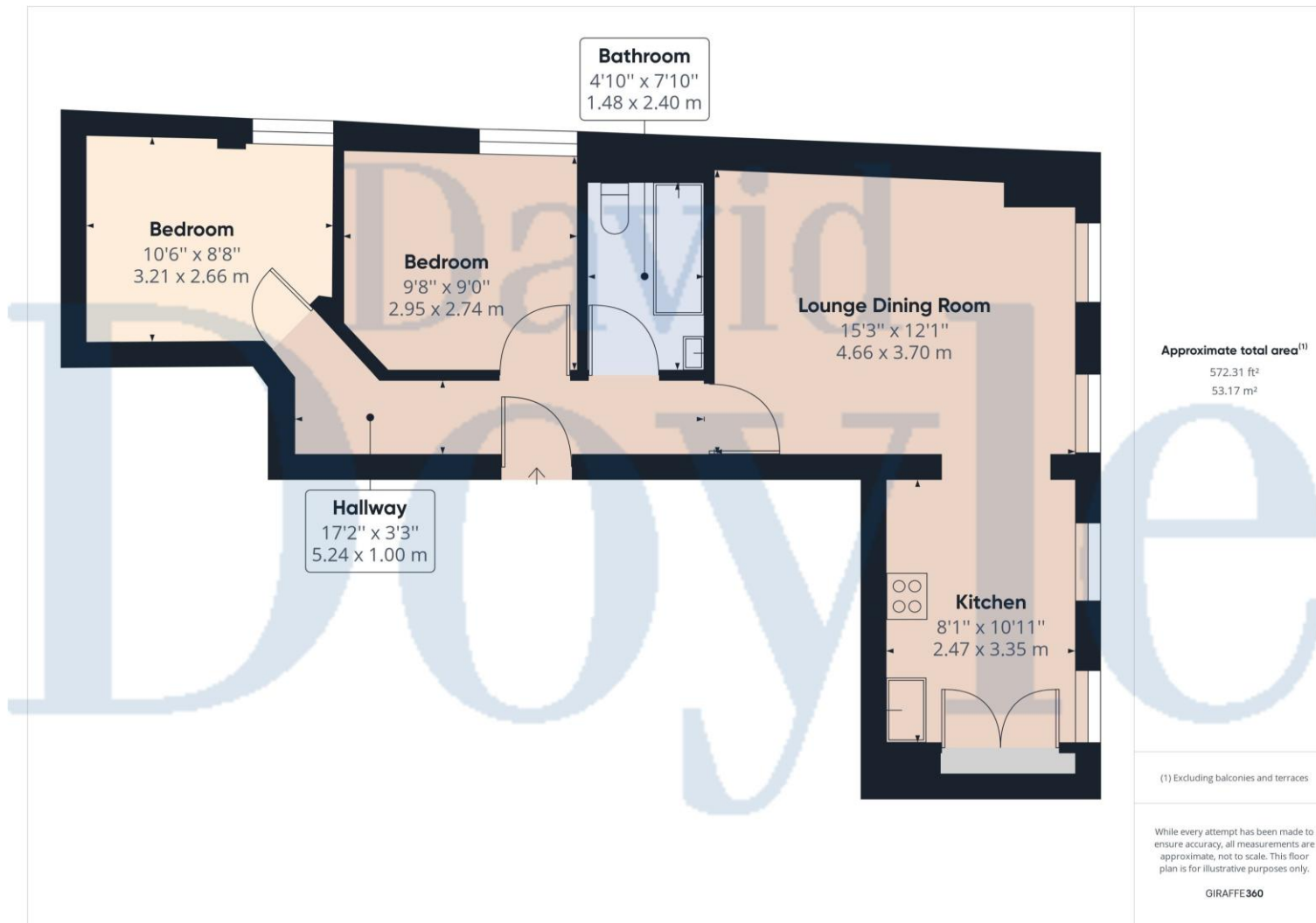
David
Doyle

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.



MAYFAIR
OFFICE.CO.UK

Call **01442 248671** to arrange a viewing or register an interest



5 Heritage Gates
45-47 High Street
Old Town
Hemel Hempstead
HP1 3AF



Boxmoor Office
45 St Johns Road
Boxmoor
Hemel Hempstead
Herts, HP1 1QQ
01442 248671