

David Doyle

 **MAYFAIR**
OFFICE.CO.UK

**41 Oakcroft Court
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Guide Price £250,000 Leasehold



David Doyle are delighted to offer to the Sales market this very well presented Two Bedroom Top floor apartment that has been updated by its current owners to a high standard and is situated in this popular development conveniently located for the Town Centre, local shops, schools and amenities. The accommodation comprises a spacious entrance hall with excellent storage facilities and doors to a well proportioned dual aspect lounge/dining room with patio door opening to an astro turfed balcony offering lovely views of the communal gardens, a newly refurbished large kitchen/breakfast room with an extensive range of wall and base units, coordinating work surfaces and ample space and plumbing for white goods. Also accessed from the hallway are Two Bedrooms, the Master of excellent size and both enjoying lovely views of the development and a recently replaced family bathroom fitted in white with chrome sanitary ware and power shower. Externally, the property enjoys pleasant communal grounds and benefits from ample

parking and its own Garage situated in a nearby block. Further features include a newly installed secure entry system to the communal entrance, newly replaced electric heaters to all rooms, double glazing and a lease in excess of 990 years. An appointment to view is highly recommended to appreciate all this lovely apartment has to offer.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Private Balcony

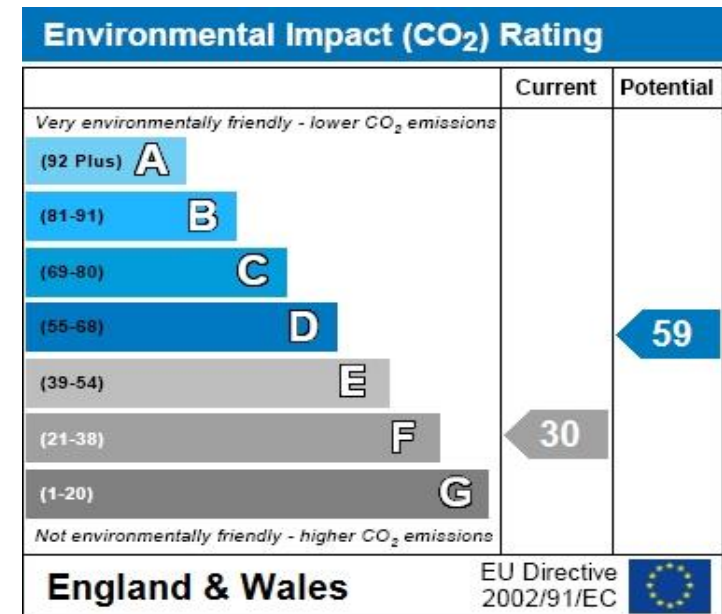
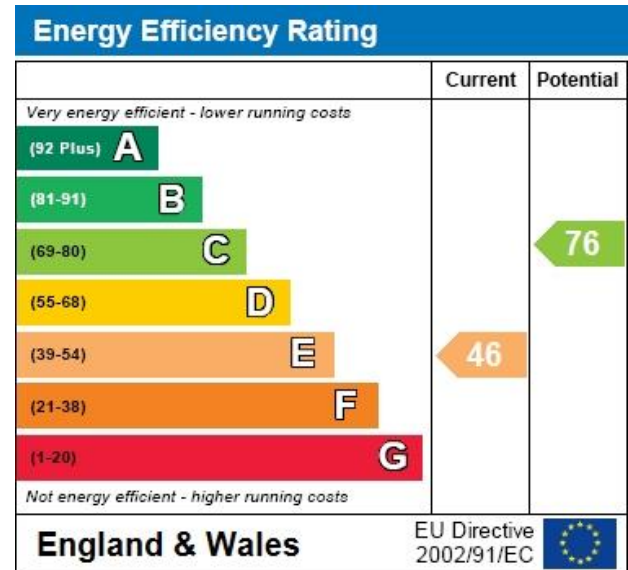
Garage in Block

Communal Parking

Lease in Excess of 990 Years

*** Newly Refitted Family Bathroom***

Call To View



**David
Doyle**

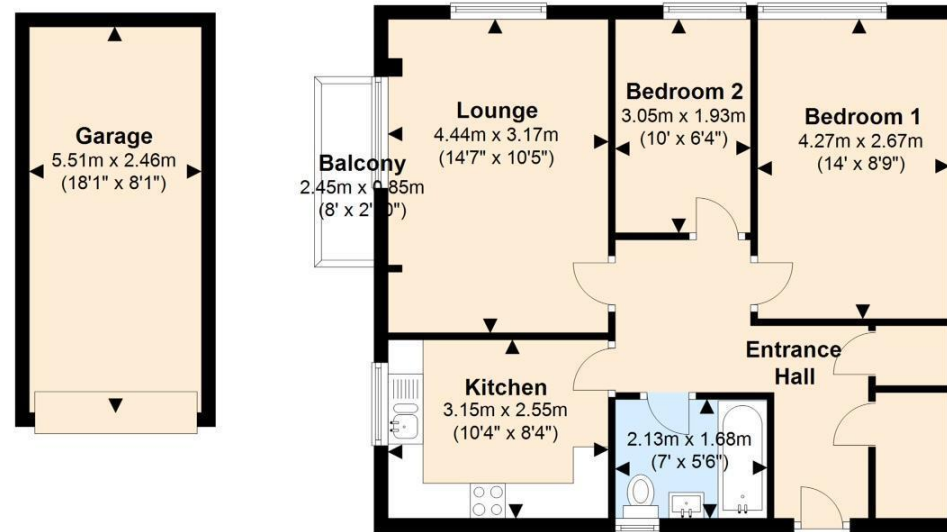
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Call **01442 248671** to arrange a viewing or register an interest

Sq/m excludes Balcony & Garage

Approx. 56.7 sq. metres (610.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.3 sq. feet)

This floor plan is a guide to layout and is for identification purposes only. It is not to scale and any measurements shown should not be relied upon whatsoever. SQUARE FOOTAGE/METERAGE when shown INCLUDES ALL AREAS ON PLAN unless otherwise indicated.

Plan produced using PlanUp.

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