

# David Doyle

 **MAYFAIR**  
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**65 Figtree Hill**  
**Hemel Hempstead**  
**HP2 5HG**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Price £255,000** Leasehold





A spacious and well presented 2 double bedroom Duplex Apartment conveniently located for local shops, schools and both Hemel Hempstead Town Centre and the historic Old Town.

Accommodation comprises a bright entrance hall with excellent storage facilities leading to a large Lounge/Dining room and a well proportioned refitted Kitchen. The first floor boasts 2 double bedrooms, the Master with fitted wardrobes and a family bathroom. Further benefits include double glazing, gas heating to radiators. Residents Parking and Communal Gardens, Offered with NO UPPER CHAIN, an internal viewing is recommended to appreciate this excellent accommodation.

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.

**Spacious and well presented 2 double bedroom duplex apartment**

**Conveniently located for local shops, schools and town centre**

**Lounge/Dining room**

**Fitted Kitchen**

**First floor Bathroom**

**Double glazing. Gas heating to radiators**

**Communal Gardens**

**Lengthy lease in excess of 105 years**

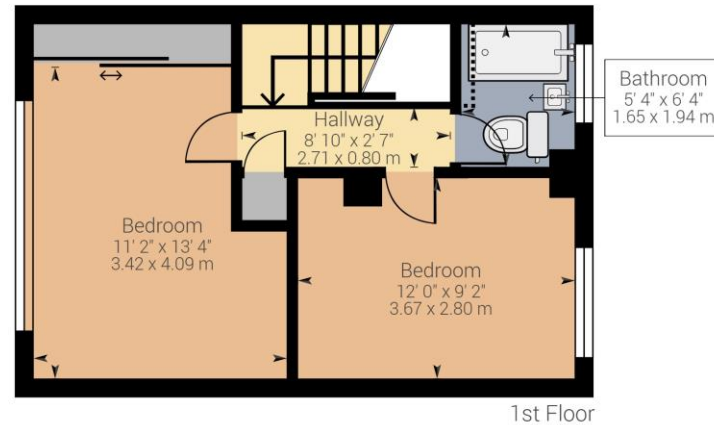
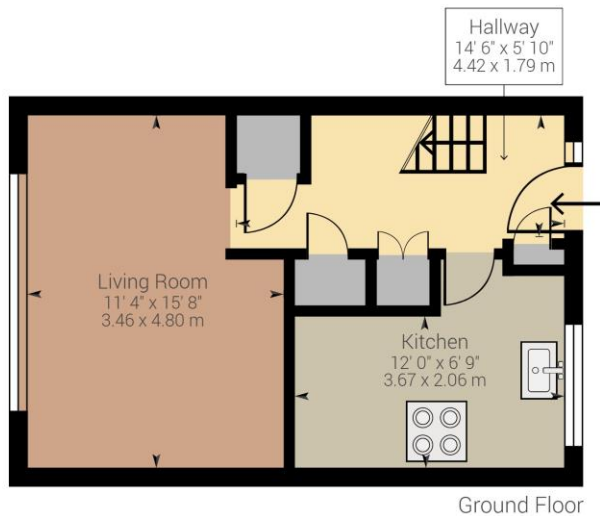
**NO UPPER CHAIN**

**David  
Doyle**

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



Approximate net internal area: 699.34 ft<sup>2</sup> / 64.98 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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