

David
Doyle

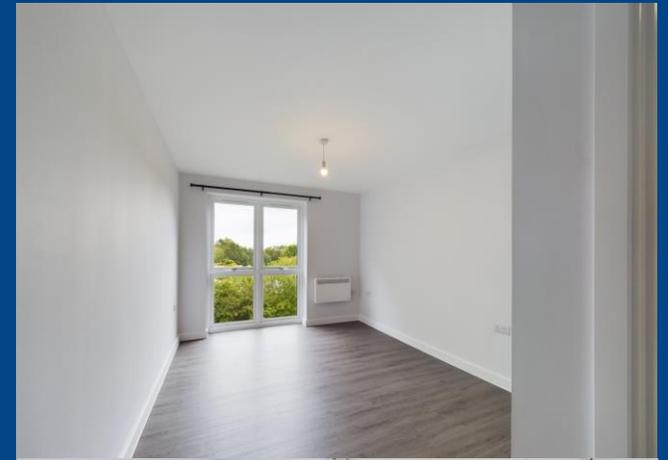
 **MAYFAIR**
OFFICE.CO.UK



**8 Hemingway House, Epping
Green, Woodhall Farm, Hemel
Hempstead, Hertfordshire,
HP2 7JP**

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

Price £1,500 pcm To Let



Brand new 2 double bedroom, 2 bathroom second floor apartment with 2 allocated parking spaces, finished to a high standard throughout. Conveniently located for shops, schools and amenities.

Comprising of a generous size open plan living area with a fully fitted designer kitchen containing integrated appliances including ceramic hob, fan oven, fridge/freezer, washer/drier and dishwasher, 2 double bedrooms (with ensuite to master), a luxuriously fitted family bathroom and a welcoming hall with fitted storage cupboard. Additional benefits include a secure entry phone, 2 allocated parking spaces, external storage, 10 year NHBC warranty, high quality white UPVC windows, highly efficient electric heating, fully fitted TV aerial & sky system, heated towel rails and pure white sanitary ware. The property is unfurnished and is available from 01/08/23.

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.

To view this property prospective tenants are expected to earn 30 times the monthly rental figure to pass referencing. If self employed you will be required to give details of your accounts showing suitable earnings. The landlord has stipulated no pets or smokers.

Brand New 2nd Floor Apartment

2 Double Bedrooms

2 Bathrooms

2 Allocated Parking Spaces

10 Year NHBC Warranty

External Storage

Security Entry Phone

10 Year NHBC warranty

Unfurnished

Available From 01/08/23

Council Tax Band C

Tenure - To Let

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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.

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

Second Floor

Approx. 65.8 sq. metres (708.4 sq. feet)



Total area: approx. 65.8 sq. metres (708.4 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.
Plan produced using PlanUp.

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