

**47 Turners Hill, Hemel
Hempstead, Hertfordshire,
HP2 4LH**

David
Doyle
Sales and Lettings

Price £315,000 Leasehold



This spacious and well presented 2 double bedroom ground floor maisonette benefits from being conveniently located local shops, schools, amenities, parking, private garden area, a long lease and NO UPPER CHAIN. The property is arranged with a generous open plan lounge dining room and a recently refitted kitchen. Towards the rear of the property are the two good sized bedrooms and a refitted family bathroom. To the rear is a private and enclosed decked seating area for outside entertaining and to the front is an allocated parking space. With the benefit of double glazing, gas heating to radiators, a 999 year lease with peppercorn ground rent and NO UPPER CHAIN.

Viewing is a MUST.

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 ground floor maisonette

Private decked garden area

Allocated parking

Open plan lounge dining room

Refitted kitchen

Refitted bathroom

Double glazing

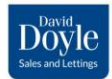
Gas heating to radiators

Long lease

No upper chain

Council Tax Band TBC

Tenure -Leasehold



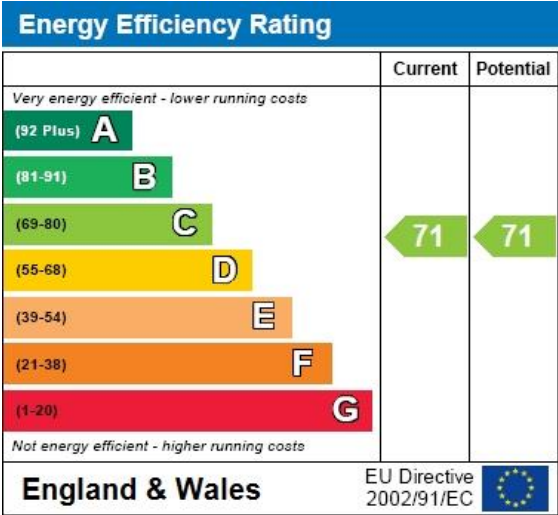
Approximate total area[®]
670.92 ft²
62.33 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

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.