



Boxmoor/ Hemel Hempstead / Berkhamsted / Tring
01442 248671

8 St Marys Court, Heather Way

Old Town, Hemel Hempstead,
Hertfordshire HP2 5HZ

£950 pcm
To Let



**** REFURBISHED and SUPERBLY PRESENTED SPACIOUS 2 DOUBLE BEDroom 1st floor APARTMENT located in OLD TOWN ** Lounge/Dining room - REFITTED Kitchen & Bathroom - Double glazing - Gas heating to radiators - PRIVATE COVERED PARKING and visitor parking - COMMUNAL GARDENS - UNFURNISHED & AVAILABLE EARLY SEPTEMBER**



COMMUNAL ENTRANCE

Panelled front door to:-

ENTRANCE HALL

Storage cupboard. Radiator. Amtico wood strip laminate flooring. Staircase to upper floor. Security entry phone.

LOUNGE/DINING ROOM 14'6" (4.42m) x 11'10" (3.61m)

Double glazed casement window to rear aspect. Radiator. Amtico wood strip laminate flooring. Coving.

KITCHEN 11'3" (3.43m) x 8'6" (2.59m)

Refitted with single bowl single drainer stainless steel sink unit and range of colour co-ordinated wall and floor mounted units comprising both cupboards and drawers, wine rack and soft close drawers with roll top work surfaces. Zanussi oven and gas hob with stainless steel extractor fan over. Automatic washing machine. Fridge/freezer. Tiled splash backs. Double glazed casement window to rear aspect. Radiator. Cupboard containing wall mounted gas boiler.

BATHROOM

Refitted 3 piece white suite with chrome fittings and comprising panelled bath with shower mixer tap and shower screen,

pedestal wash hand basin, low level WC. Chrome heated towel rail. Wall mounted cupboard. Double glazed casement window to side aspect. Tiled walls. Wood strip laminate flooring.

UPPER LANDING

Storage cupboard.

BEDROOM 1. 10'4" (3.15m) x 8'6" (2.59m)

Double glazed casement window to front aspect. Radiator. Large built in wardrobe.

BEDROOM 2. 11'2" (3.4m) x 8'3" (2.51m)

Double glazed casement window to front aspect. Radiator. Large built in wardrobe. Wood strip laminate flooring.

OUTSIDE

Covered parking and further visitor parking.

COMMUNAL GARDENS

Area laid to lawn and raised terrace.

EPC-C



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.