

David Doyle

Boxmoor/ Hemel Hempstead / Berkhamsted / Tring

01442 248671

115 Claymore

Hemel Hempstead,
Hertfordshire HP2 6LP



Price £900 pcm

To Let



Very well presented and extremely spacious 2 double bedroom 1st floor Apartment in this popular residential location. Dual aspect 27'4 approx living accommodation. Fitted Kitchen. Family Bathroom. Storage area. Communal Gardens.

AVAILABLE NOW



COMMUNAL ENTRANCE

COMMUNAL HALLWAY

Stairs to all floors

FIRST FLOOR

Panelled door to :-

ENTRANCE HALLWAY

Secure-entry phone system. Radiator. Wood-strip laminate flooring. Large storage cupboard. Doors to all rooms.

LOUNGE/DINING ROOM 27'4" (8.33m) x 13'4" (4.06m)

Dual-aspect living accommodation separated into two distinct areas :-

LOUNGE

Double glazed casement window to rear aspect. Radiator. Wood-strip laminate flooring. Coving.

DINING ROOM

Double glazed casement window to side aspect. Radiator. Wood-strip laminate flooring. Coving.

KITCHEN 12'5" (3.78m) x 7'8" (2.34m)

Single bowl single drainer stainless steel sink unit. Range of wall and floor mounted units comprising both cupboards and drawers. Part-tiled walls. Cooker. Washing machine. Fridge/freezer. Double glazed casement window to side aspect. Wall-mounted gas boiler.

BEDROOM ONE 12'9" (3.89m) x 9'7" (2.92m)

Double glazed casement window to side aspect. Radiator. Coving.

BEDROOM TWO 12'9" (3.89m) x 8'10" (2.69m)

Double glazed casement window to side aspect. Radiator. Coving.

BATHROOM

2 piece white suite comprising panelled bath with separate shower over and shower screen. Pedestal wash basin. Part-tiled walls. Double glazed casement window to side aspect. Radiator. Tiled floor. Extractor fan. Airing cupboard.

CLOAKROOM

Low-level WC. Double glazed casement window to side aspect. Radiator. Tiled floor.

OUTSIDE

Storage room.

COMMUNAL GARDENS

COMMUNAL DRYING AREA

EPC-C

HR1359

UNFURNISHED and AVAILABLE from the 15th August



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.