

Old Town

Hemel Hempstead, HP2 5AS

Flaggs are pleased to offer this VERY WELL presented FIRST FLOOR STUDIO APARTMENT located within walking distance of Hemel Hempstead OLD TOWN & TOWN CENTRE. This MUST see property briefly comprises, Security Entry System, Entrance Hall, Open Plan Lounge/Bedroom, Fitted Kitchen, Fitted Bathroom, Recently Replaced UPVC Double Glazing, Gas Central Heating, Good lease length, low service charges and Parking Area. Call Flaggs now to arrange a viewing on 01442 232888. (Virtual Tour Available)



Price £155,000 Leasehold

Call Flaggs on **01442 232888** to arrange a viewing.

First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 33.9 sq. metres (365.0 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.



Tenure

Lease: 91 Years

Service Charge: £80.00 per Half Year

Ground Rent: £10.00 per Years

The lease information has been provided by the seller. Flaggs Estate Agents have made attempts to confirm this information with the freeholder; at this time we are unable to verify this information is correct. Therefore if any offer is subject to this information, buyers must check this prior to making an offer.

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Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE F054 Printed by Ravensworth 01670 713330

During the course of our business relationship we may offer to introduce you to legal or financial services. If you take up any of these services we will receive a referral fee of up to £125 per legal case and up to 15% of the fee received by the mortgage broker