

# 01442 933450



**hometruth**

## Old Town Borders

### £219,995

A well presented two bedroom apartment situated in this central & convenient location. Offering a living/dining room, modern kitchen, two bedrooms, bathroom, communal gardens and permit parking. Within walking distance to Old Town, Town Centre & open fields. No upper chain.

**ENTRANCE HALL : LIVING/DINING ROOM : KITCHEN :  
TWO BEDROOMS : BATHROOM : COMMUNAL PARKING :  
COMMUNAL GARDEN**

- ❖ Set back location
- ❖ Living/dining room
- ❖ Two bedrooms
- ❖ Convenient for Town Centre & Old Town
- ❖ Well presented
- ❖ Modern kitchen
- ❖ Communal parking
- ❖ No upper chain



# www.hometruthproperties.co.uk

# Bohemia, Hemel Hempstead, HP2 5RN



Communal front door to:

## COMMUNAL ENTRANCE

Internal door to hallway, front door to:

## ENTRANCE HALL

Dado rail, wood laminate floor, cupboard housing water tank, space and plumbing for washing machine. Storage cupboard, electric radiator, doors to bedrooms, bathroom, kitchen and to:

## LIVING/DINING ROOM

Double glazed window, electric radiator, wood laminate floor.

## KITCHEN

Fitted with floor and wall mounted units with work surfaces over, built in oven with separate hob and extractor hood over, space for fridge/freezer, sink unit with mixer tap. Double glazed window, part tiled walls, ceramic tiled floor.

## BEDROOM ONE

Coving to ceiling, electric radiator, double glazed window.

## BEDROOM TWO

Fitted wardrobes and units, electric radiator, double glazed window.

## BATHROOM

Suite comprising panelled bath with rail and curtain, wall mounted `Mira` shower. Full pedestal basin, close coupled WC, obscure double glazed window, part tiled walls.

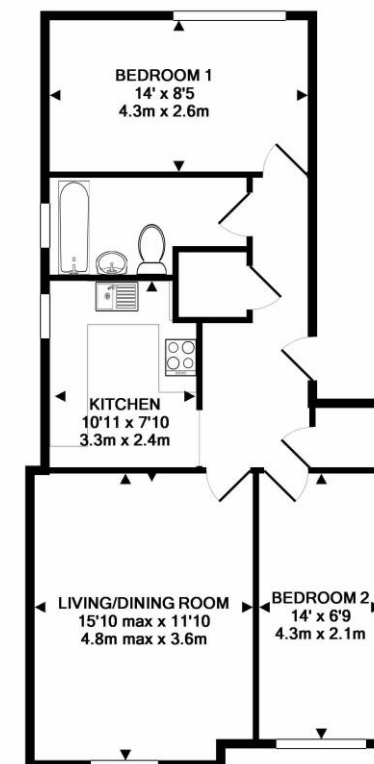
## COMMUNAL GARDENS

Consisting of mainly laid to lawn, shrubs and trees, clothes drying areas.

## COMMUNAL PARKING

Permit parking.

EPC Summary: EER D (59/72) EIR E (49/51)



TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Important Notice

Although these particulars, together with any photographs and/or any floor plans, are intended to give a fair description of the property, they do not form any part of a contract. The Vendors, their Agents, Home Truth and persons in their employ do not give any warranty whatever in relation to this property. All measurements are approximate. Any appliances and/or services mentioned within these particulars have not been tested or verified by the Agent. All negotiations should be conducted through Home Truth.

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