

St. Agnells Court
Grovehill
Hemel Hempstead
HP2 7AT

estate agent
Flaggs



AVAILABLE FOR VIEWING

ONE DOUBLE BEDROOM Ground Floor MAISONETTE w/ Patio Area & Communal Parking!



Offers in Excess of

£180,000

Freehold

• GROUND FLOOR MAISONETTE • ONE DOUBLE BEDROOM • WELL PRESENTED THROUGHOUT • SPACIOUS LOUNGE/DINER • RE-FITTED KITCHEN & BATHROOM • COMMUNAL PARKING • PATIO AREA • CLOSE TO LOCAL SHOPS & SCHOOLS • CLOSE TO MAYLANDS AVENUE INDUSTRIAL ESTATE & MOTORWAY LINKS • IDEAL FOR INVESTORS & FIRST TIME BUYERS! •

Tenure 182 Year Lease
Ground Rent £10.00 per annum

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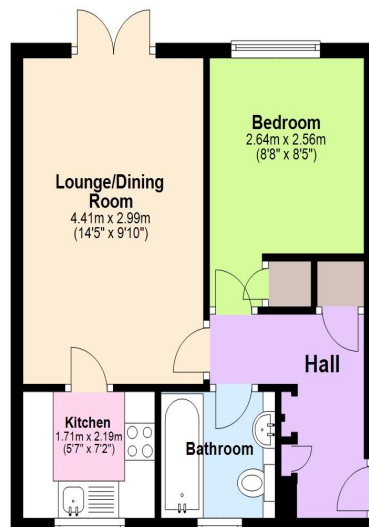
IDEAL FOR INVESTORS AND FIRST TIME BUYERS! Flaggs are pleased to offer to the market this One Double Bedroom Ground Floor Maisonette situated in the HP2 location. The property briefly comprises of; Entrance Hall with storage, Fitted Family Bathroom, Spacious Living Room/Diner with Patio Doors leading onto a Patio Area and Communal Gardens, Fitted Kitchen and Communal Parking. Located on a CUL-DE-SAC Location, this Property is conveniently situated close to Shops, Schools and Maylands Industrial Estate offering Good Road Links to the M1 Motorway.

EPC Rating: D



Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 35.1 sq. metres (378.2 sq. feet)

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

14 Queensway, Hemel Hempstead HP1 1LR

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 the 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 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.

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