



Cleves Road, Hemel Hempstead, HP2 7LQ





**33 Cleves Road  
Woodhall Farm  
Hemel Hempstead  
Hertfordshire  
HP2 7LQ**

**£195,000**

Carters are delighted to offer to the market this **SPACIOUS AND WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT**, situated in the Woodhall Farm area of Hemel Hempstead. Cleves Road is ideally situated to take advantage of the surrounding motorway links, including the M1 and M25 as well as being within walking distance the local amenities including Sainsburys convenience store.

The accommodation in brief comprises entrance hall, lounge/diner, **KITCHEN WITH BUILT IN OVEN, HOB AND EXTRACTOR HOOD**, two bedrooms and a family bathroom. The benefits include UPVC double glazing, gas to radiator central heating and ample communal parking. The property retains a good length lease making it an ideal **FIRST TIME BUY OR BUY TO LET INVESTMENT**. It is offered with **NO UPPER CHAIN** and internal viewing is recommended. EPC rating E.

- Two Bedroom Apartment
- UPVC Double Glazed
- Gas To Radiator Central Heating
- Spacious Accommodation
- Kitchen With Built In Oven & Hob
- Ideal FTB & BTL Investment
- Ample Communal Parking
- No Upper Chain
- Internal Viewing Recommended
- EPC Rating E





### Entrance Hall

Main security entrance door leads into communal hallway and stairs rising to the first and second floors.

The apartment is entered via a hardwood door into the entrance hall. Doors to all rooms. Wall mounted telephone security entry system. Telephone point. Storage/airing cupboard. Access to loft.

### Lounge/Diner

Large UPVC double glazed window to rear aspect with views over greenery. Radiator. T.V. point. Virgin telephone point. Door to kitchen.

### Kitchen

UPVC double glazed window to rear aspect. Fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in oven and hob with stainless steel extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Cupboard housing wall mounted boiler. Meter cupboard. Tiled to splashback areas.

### Master Bedroom

Tall UPVC double glazed window to front aspect. Radiator.

### Bedroom Two

UPVC double glazed window to front aspect. Radiator.

### Family Bathroom

Obscure glazed window to side aspect. Suite comprising low level w.c., wash hand basin and panel bath with shower tap over. Chrome heated towel rail. Tiled to splashback areas. Ceiling mounted extractor fan.

### Exterior

Communal green area and refuse cupboard.

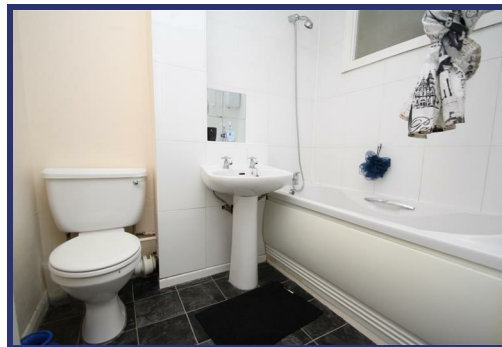
Parking-There are plenty of communal parking bays to the front of the property.

### Lease & Charges

The current owner pays £24 pcm to cover both ground rent, buildings insurance and service charges, and the property has approximately 92 years left on the lease from a 125 Yr lease..

### Disclaimer

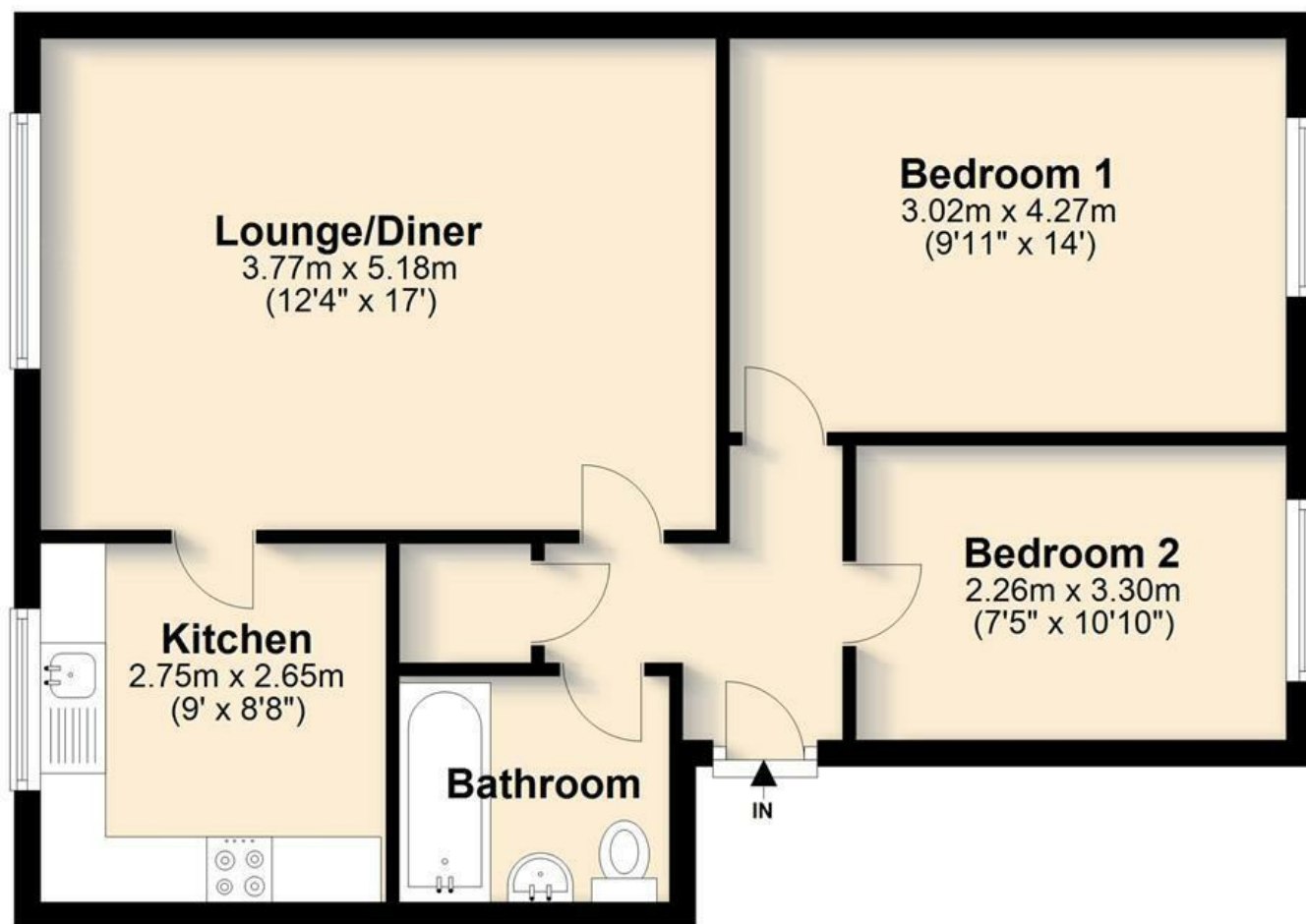
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.





## Ground Floor

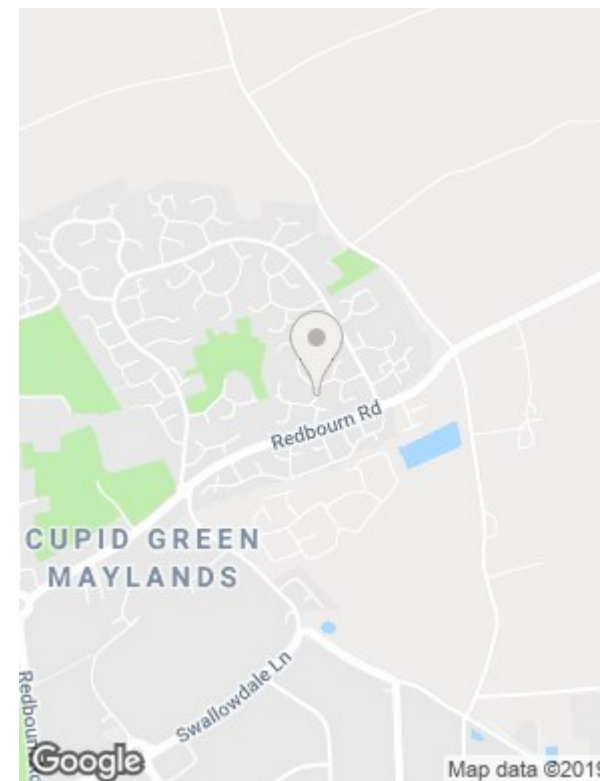
Approx. 57.3 sq. metres (617.2 sq. feet)



Total area: approx. 57.3 sq. metres (617.2 sq. feet)

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. Reference to square area usually includes all areas of accommodation shown on the plan excluding garages. 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.

Plan produced using PlanUp.



### Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

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carters.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79
(69-80) C	
(55-68) D	51
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

