



Waveney, Hemel Hempstead, HP2 6DQ
Asking price £140,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN****

A well proportioned one bedroom flat, situated in this popular position on Waveney, HP2. Accommodation includes an entrance hallway, living room, refitted kitchen, double bedroom and a family bathroom. Externally the property further benefits from the use of communal gardens.

Council tax band B. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Radiator. Two storage cupboards. Further storage cupboard with power, lighting and space for two freestanding appliances. Access to the bathroom, bedroom and living room.

Living Room

Double glazed window. Radiator. Access to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with gas hob over. Space for a freestanding washing machine and low level fridge. Stainless steel sink with drainer unit and mixer tap. Partially tiled walls.

Bedroom

Double glazed window. Radiator.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, pedestal wash hand basin and low level w/c. Tiled walls. Vinyl flooring.

Lease & Service Charge

The owner has advised the property is subject to a service charge of approximately £214.86 every six months and a ground rent charge of £10 every twelve months. The property also has approximately 90 years remaining on the leasehold. All information should be confirmed with a solicitor prior to exchange of contracts.

Buyers Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

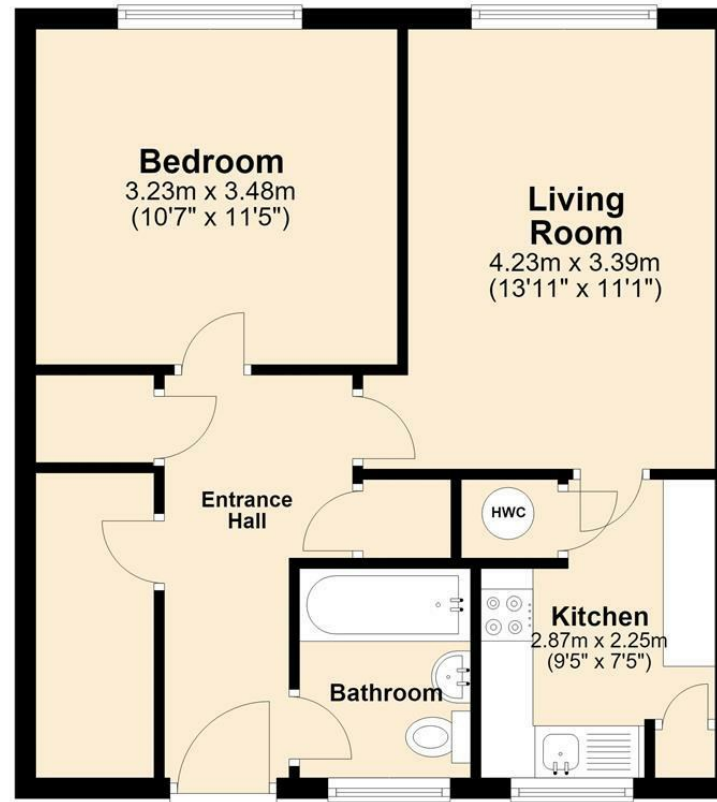


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www.searsandco.co.uk call: 01442 254 100

Floor Plan

Approx. 47.1 sq. metres (507.2 sq. feet)



Total area: approx. 47.1 sq. metres (507.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.

The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon.

Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.

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 floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

