

Livingstone Walk, Hemel Hempstead, HP2 6AL
Asking price £195,000

Sears & Co
estate & letting agents

NO UPPER SALES CHAIN

A well proportioned two bedroom duplex flat, situated in this popular position on Livingstone Walk, HP2, offering spacious accommodation arranged over two floors.

The entry level comprises an entrance hallway, generous living room and a 15ft kitchen/dining room. The first floor offers two double bedrooms along with a refitted family bathroom.

The property presents an excellent opportunity for first time buyers and investors alike, with plenty of scope for the new owner to put their own stamp on the property.

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

Entrance Hallway
Two storage cupboards. Wood effect flooring. Stairs rising to the first floor accommodation. Access to the kitchen/dining room and living room.

Living Room
Two double glazed windows. Radiator. Storage cupboard.

Kitchen/Dining Room
Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over. Space for a free standing fridge, low level freezer, dishwasher and washing machine. Integrated oven. Integrated gas hob with extractor over. Stainless steel one and a half bowl sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring. Two radiators. Storage cupboard.

First Floor Landing
Radiator. Access to the family bathroom and two bedrooms.

Bedroom
Double glazed windows. Radiator. Fitted with a range of bedroom furniture.

Bedroom
Double glazed windows. Radiator. Airing cupboard.

Family Bathroom
Sky light. Fitted with a three piece suite to include a panel enclosed bath with shower attachment, pedestal wash hand basin and low level w/c. Tiling to splash back areas. Partially tiled walls. Extractor fan. Wood effect flooring. Recessed down lighting. Radiator.

Lease & Service Charge
The seller has advised that the property has 81 years remaining on the lease, with an annual service charge of £700 and an annual ground rent of £10. This information is approximate and should be verified by a solicitor prior to exchange of contracts.

Referral Fees
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

Buyer 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.



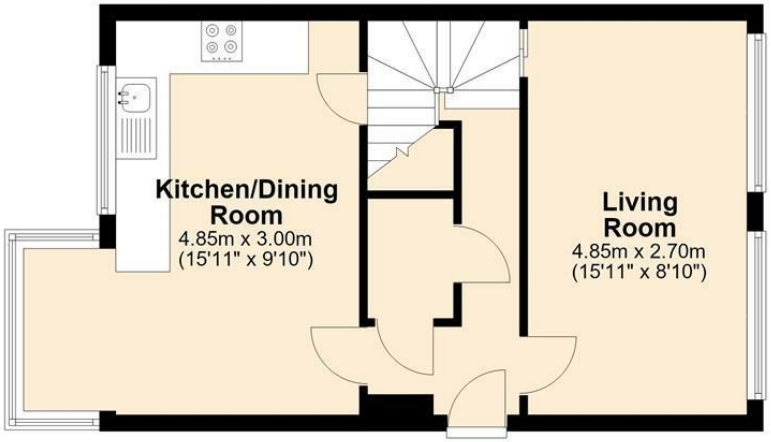




Sears & Co
www.searsandco.co.uk call: 01442 254 100

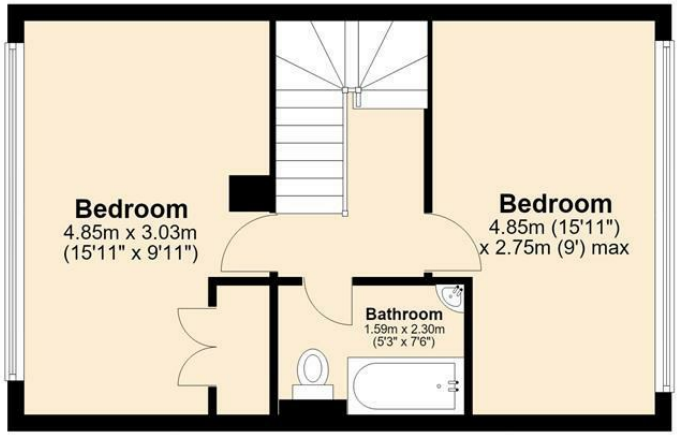
First Floor

Approx. 38.8 sq. metres (418.1 sq. feet)



Second Floor

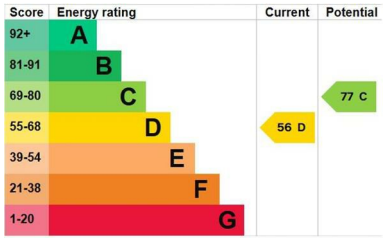
Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.9 sq. feet)

This floor plan is not to scale. Any measurements shown are approximate and therefore should be used for illustrative purposes only. Any information on this plan should be checked by a solicitor and or surveyor before making any agreement to exchange contracts on the purchase of this property.
Maximum lengths and widths are represented on the plan.
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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