



Aston View, Hemel Hempstead, HP2 7NY
Asking price £220,000

Sears & Co
estate & letting agents

A well proportioned two bedroom apartment being sold with a share of freehold, situated in this popular position on Aston View, Woodhall Farm, HP2.

Accommodation includes an entrance hallway, 15ft living/dining area, open plan kitchen, two bedrooms and a family bathroom with a three piece suite.

Externally the property benefits from two parking permits and access to communal gardens.

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

Front Door

Entrance Hallway

Built in foot mat. Storage cupboard. Access to both bedrooms, family bathroom and the living/dining room.

Living/Dining Room

Two double glazed windows. Open plan to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Storage cupboard. Integrated electric oven with hob and extractor fan over. Space for a free standing washing machine and fridge freezer. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Wood effect flooring.

Bedroom One

Double glazed window. Built in wardrobe.

Bedroom Two

Double glazed window.

Family Bathroom

Glazed window. Fitted with a three piece suite to include a panel enclosed bath with electric shower over, pedestal wash hand basin and a low level w/c. Tiled walls. Tiled flooring. Extractor fan. Heated towel rail.

Externally

The property further benefits from two parking permits and use of the communal gardens.

Lease and Service Charges

The owners have advised that the property has approximately 990 years remaining on the leasehold. The owners have also advised that the property is subject to service charges of approximately £90 per month. This information should be verified with a solicitor prior to any exchange of contracts.

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.

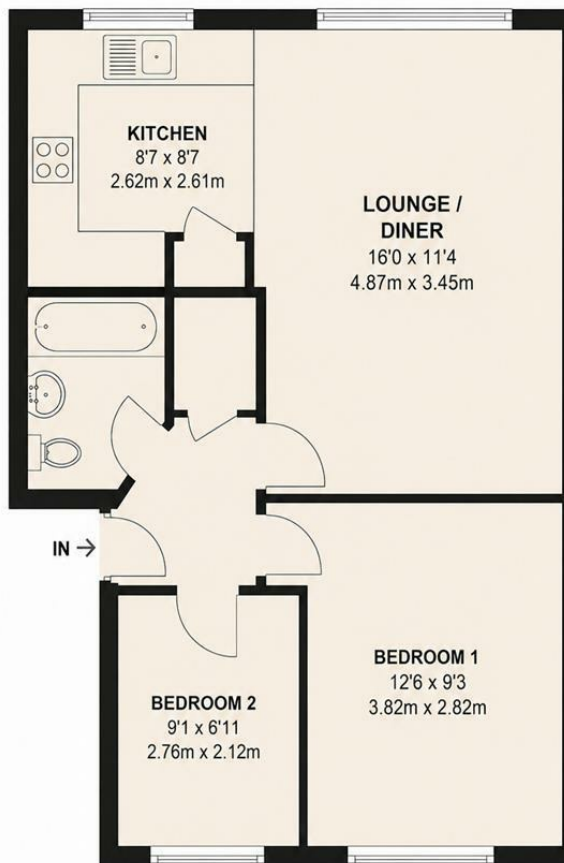
Referral Fees

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.



Sears & Co

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SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
529.7 SQ FT / 49.2 SQ M

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.
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		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

