



Livingstone Walk, Hemel Hempstead HP2 6AL

welcome to

Livingstone Walk, Hemel Hempstead

Situated in a peaceful residential setting overlooking a pleasant green, this well-presented two-bedroom duplex apartment offers spacious and versatile accommodation, making it an ideal first-time purchase or investment opportunity.

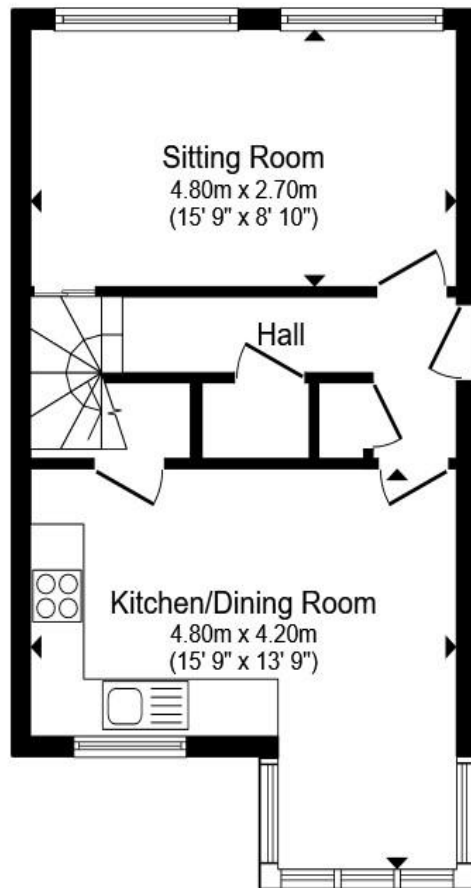
The property boasts a large reception room, providing excellent space for both relaxing and entertaining, alongside a large kitchen area and family bathroom. The duplex layout adds to the home's appeal, creating a distinct separation between the living and sleeping accommodation.

Further benefits include communal parking and a convenient location just 0.3 miles from Henry Wells Square, offering a wide range of shops, amenities and everyday conveniences.

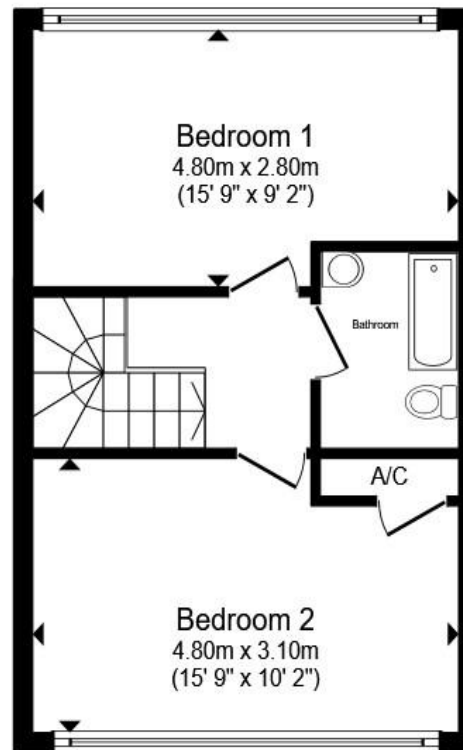
Combining a quiet position, well-maintained interiors and excellent access to local facilities, this attractive home is sure to appeal to a variety of buyers. Early viewing is highly recommended.

AGENTS NOTES: "Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor



First Floor

Total floor area 73.7 m² (794 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Livingstone Walk, Hemel Hempstead

- Overlooking a pleasant green
- Offers spacious and versatile accommodation
- Large reception room, providing excellent space for both relaxing and entertaining
- Spacious Duplex Maisonette
- Communal Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 320.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online [brownandmerry.co.uk/Property/HHD112154](https://www.brownandmerry.co.uk/Property/HHD112154)



Property Ref:
HHD112154 - 0003

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