



Highfield House, Hemel Hempstead, HP2 5GZ
Asking price £260,000

Sears & Co
estate & letting agents

A well presented, two bedroom, first floor apartment situated in a prime position overlooking the delightful grounds at Highfield House, Queensway, HP2.

Accommodation is currently arranged with an entrance hallway, living/dining room with 'Juliet' balcony, kitchen, principal bedroom with en suite, second bedroom and a refitted shower room. Externally the property benefits from residents parking and delightful gardens/grounds. Contact SOLE appointed selling agents Sears & Co to arrange a viewing. Council tax band D.

Front Door

Entrance Hallway

Foot mat. Storage cupboard & shoe cupboard. Radiator. Wood effect flooring. Double doors to the living room. Access to the two bedrooms and shower room.

Living/Dining Room

Doors opening onto a 'Juliet' balcony with views of the grounds. Wood effect flooring. Radiator. Recessed down lighting. Access to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and extractor over. Space for a free standing washing machine, dishwasher and fridge/freezer. Tiling to splash back areas. Cupboard housing the central heating boiler. Wood effect flooring. Recessed down lighting.

Principal Bedroom

Double glazed window. Radiator. Built in wardrobes. Access to the en suite shower room.

En Suite Shower Room

Double glazed window. Fitted with a three piece suite to

include a shower area, pedestal wash hand basin and a low level w/c. Radiator. Partially tiled walls. Recessed down lighting. Shaver point. Extractor fan.

Bedroom

Double glazed window. Radiator.

Shower Room

Double glazed window. Fitted with a 'quadrant' shower enclosure, low level w/c and a feature wash hand basin with mixer tap. Tiled walls. Tiled flooring. Chrome heated towel rail. Extractor fan. Recessed down lighting.

Lease & Charges

The owners have advised that the property has approximately 128 years remaining on a 150 year leasehold. The owners have also advised that the property is subject to ground rent charges of approximately £237 per year and service charges in the region of £3342 per year. This information should be verified with a solicitor prior to any exchange of contracts.

Externally

Access to residents parking and use of the extensive communal grounds.

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.



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

Floor Plan

Approx. 59.9 sq. metres (644.9 sq. feet)



Total area: approx. 59.9 sq. metres (644.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio 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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

