



## Fern Drive, Hemel Hempstead, HP3 9EU Per month £1,300 Per month

**\*\* AVAILABLE NOW \*\***

A refurbished and well proportioned two bedroom first floor property situated in this convenient position on the edge of Hemel Hempstead's Town Centre with the added benefit of a garage located in a nearby block.

The layout comprises an entrance hallway with storage, spacious modern kitchen, living room with balcony, two bedrooms and a nicely appointed family bathroom.

Externally the property further benefits from communal parking areas and communal grounds. Unfurnished. As per the leasehold pets are not permitted at this property. Fully managed by Sears & Co.



**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

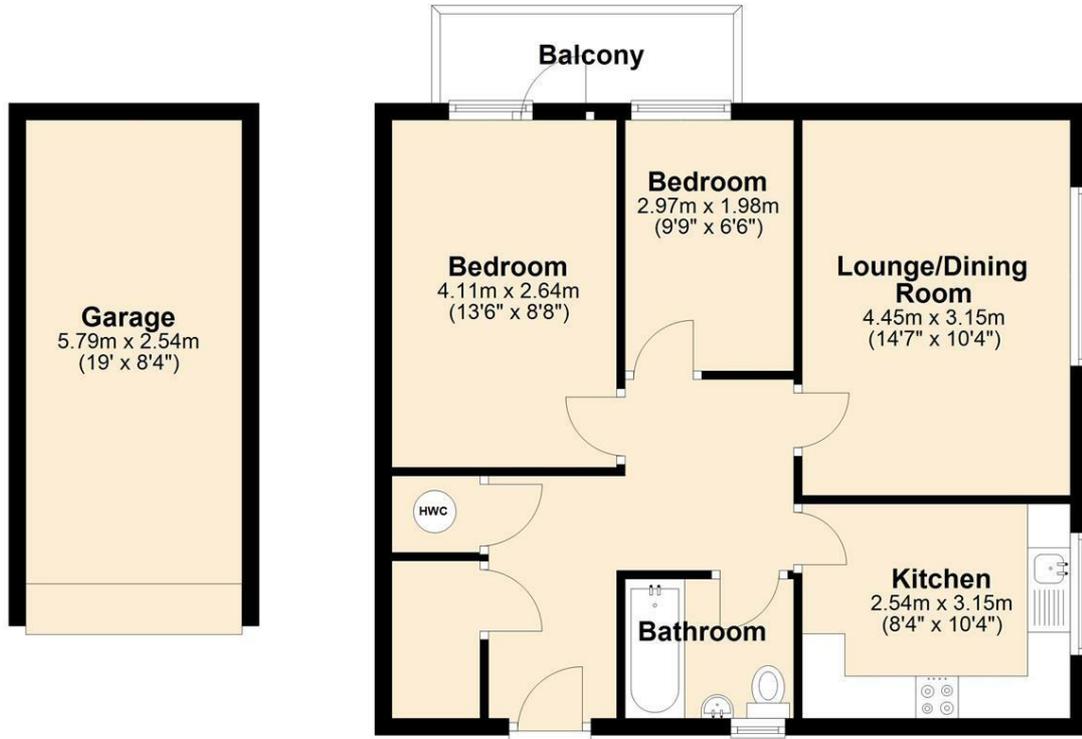


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## Floor Plan

Approx. 71.4 sq. metres (768.0 sq. feet)



Total area: approx. 71.4 sq. metres (768.0 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. □

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.

For further information see the Property Misdescriptions Act.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF

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