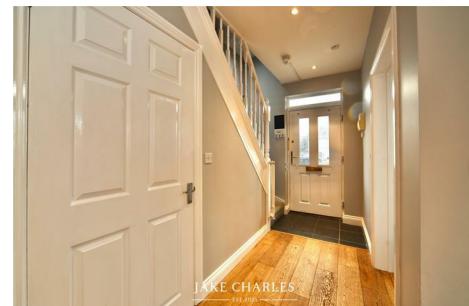


JAKE CHARLES

EST 2021



6 Highbanks Lower Adeyfield Road , Hemel Hempstead, HP2 5GW

Jake Charles Property are delighted to present this well-presented and modern duplex maisonette, arranged over two floors and offered in excellent decorative order throughout - ready for its next owner to move straight in.

The accommodation comprises a welcoming entrance hall opening into a bright living/dining room, a separate fitted kitchen, and a convenient ground floor cloakroom/WC. Upstairs, there are two generously sized double bedrooms and a contemporary family bathroom.

Further benefits include a long lease of over 137 years remaining, allocated off-street parking within the residents' car park, well-maintained communal gardens, double glazing, and gas central heating with radiators.

Situated in the highly sought-after Old Town location, the property is just a short walk from the Old High Street and within easy reach of the town centre. This home is ideal for buyers looking to upgrade from a

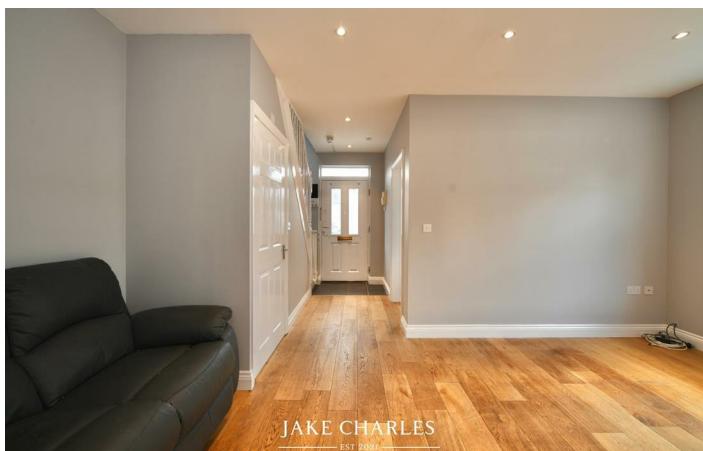
Asking price £315,000

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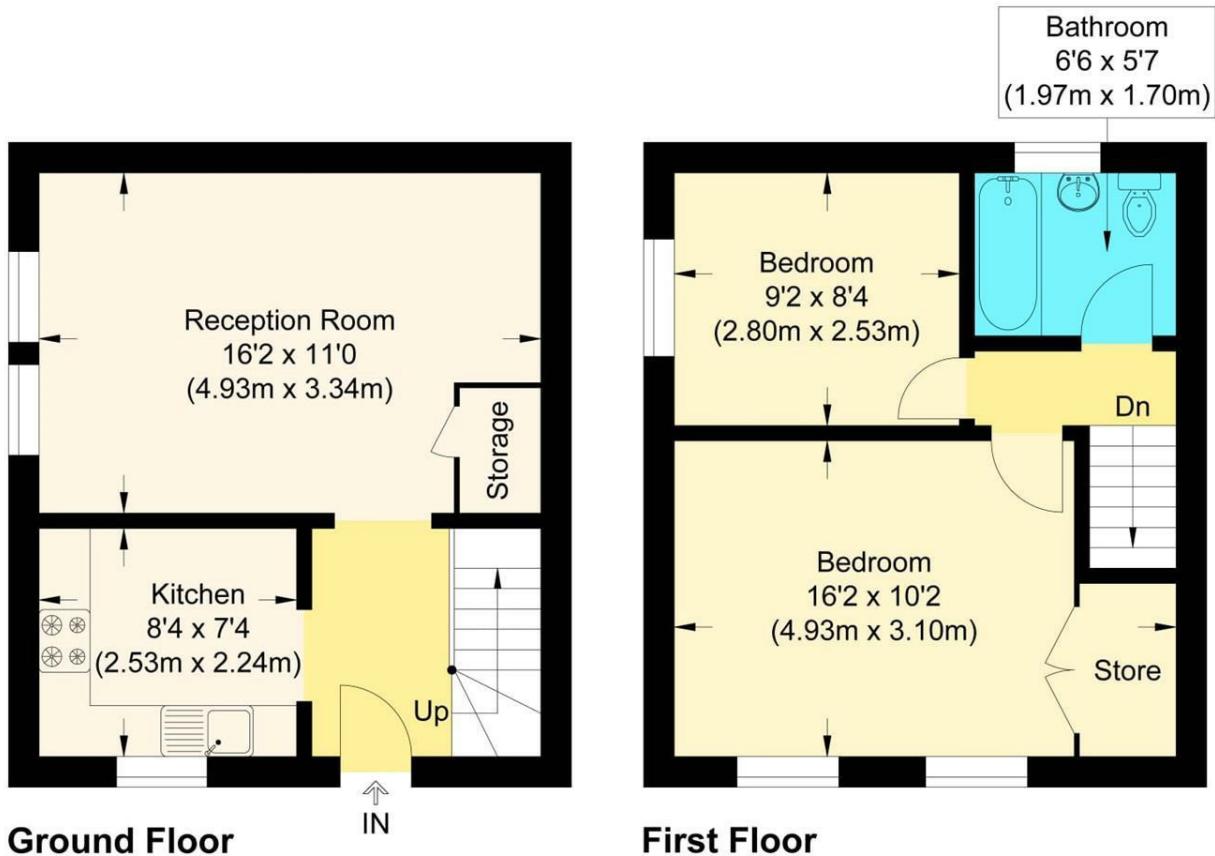


- Sought After Old Town Location
- Separate Living Room & Kitchen
- Off-Street Parking
- Chain Free
- Short Walk From Old High-Street
- Two Good Size Double Bedrooms
- Ideal For First Time Buyers
- Communal Gardens





Floor Plan



Highbanks

Approximate Gross Internal Floor Area : 56.50 sq m / 608.16 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	