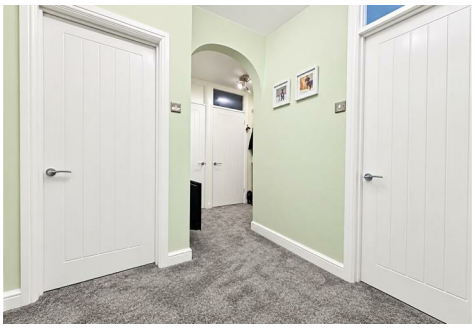
Clements estate agents









Fern Drive, Hemel Hempstead, HP3 9EU

£260,000

Situated in Cornerhall is this first floor purpose built flat offered in excellent order throughout. Boasting two bedrooms, 14'7 ft lounge leading to a balcony, modern fitted kitchen, ample storage, double glazing, contemporary bathroom suite, garage, residents parking and is being sold with the benefit of a 989 lease.

Located within easy reach of Hemel Hempstead mainline station with links to London Euston in only 30 minutes, Hemel Hempstead town centre with all of its shopping, restaurant, coffee shops and travel facilities and the M1, M25 and A41 road links. This is a perfect first time or buy to let purchase.

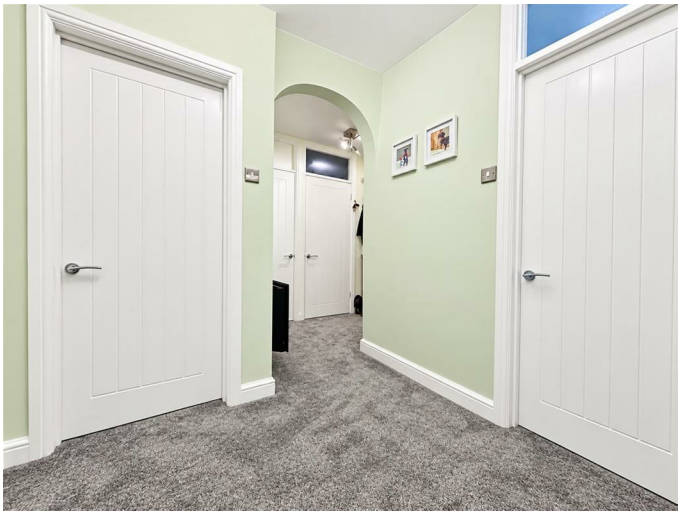
Located in the desirable area of Cornerhall, this charming two-bedroom first-floor flat offers a perfect blend of comfort and modern living. Spanning an impressive 624 square feet, the property boasts a spacious 14'7 lounge that opens onto a delightful balcony, providing an ideal space for relaxation or entertaining guests.

The flat is in excellent condition throughout, featuring double glazing that enhances energy efficiency and ensures a peaceful atmosphere. The contemporary bathroom suite adds a touch of elegance, making it a pleasure to unwind after a long day.

Residents will appreciate the convenience of a garage and additional parking, making this property not only stylish but also practical. With its well-designed layout and prime location, this flat is perfect for first-time buyers, small families, or those looking to downsize without compromising on quality.

Cornerhall is a vibrant community with easy access to local amenities, parks, and transport links, ensuring that everything you need is within reach. This property presents a wonderful opportunity to enjoy modern living in a sought-after area. Don't miss your chance to make this lovely flat your new home.

Entrance Hall



Lounge 14'7 x 10'8 (4.45m x 3.25m)



Balcony



Modern Fitted Kitchen 10'8 x 8'5 (3.25m x 2.57m)

Bedroom One 13'11 x 8'8 (4.24m x 2.64m)



Bedroom Two 10'1 x 6'6 (3.07m x 1.98m)





Bathroom

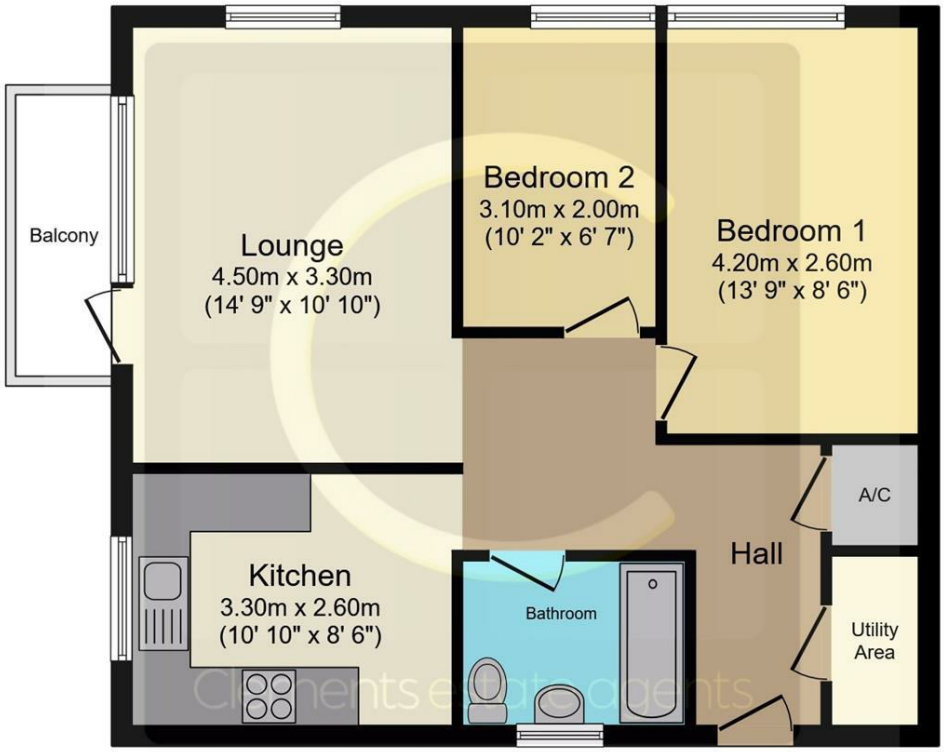


Communal Gardens



Garage 18'2 x 8'2 (5.54m x 2.49m)

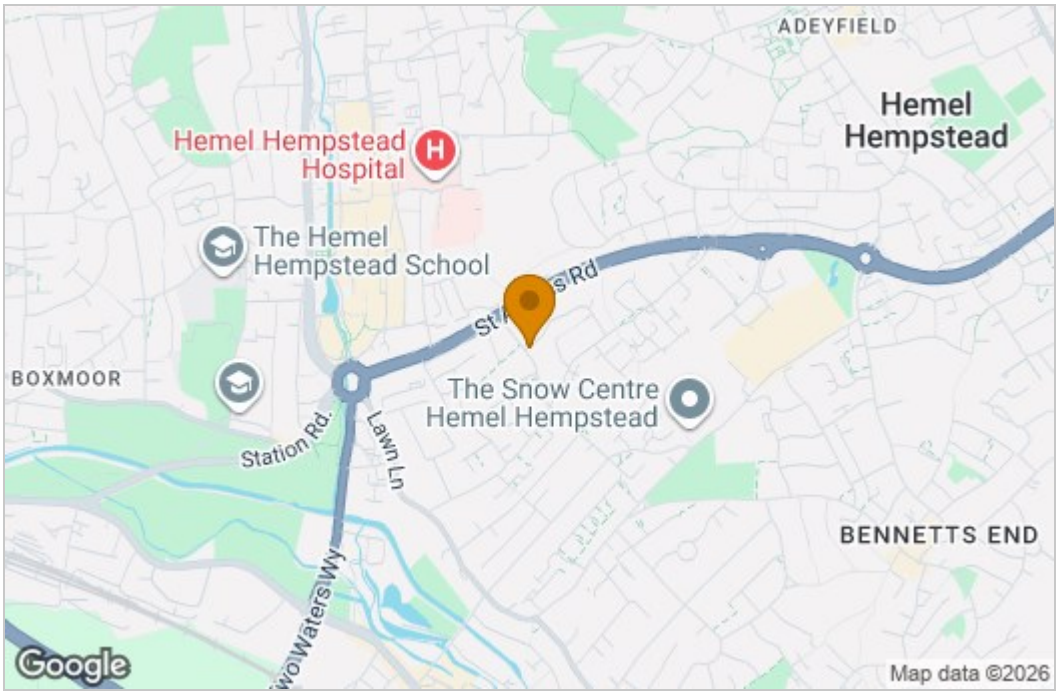
Floor Plan



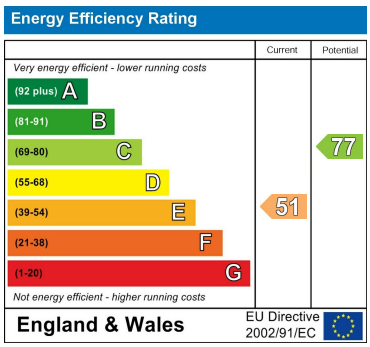
Floor Plan

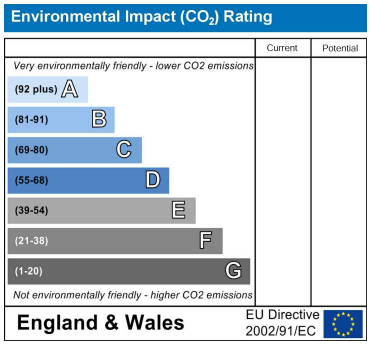
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



Energy Efficiency Graph





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.

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