



**Wolsey Road, Hemel Hempstead, HP2 4TU**  
**£165,000**

Clements are delighted to market this perfectly presented one bedroom first floor flat ideally situated in the town centre close to all local amenities as well as being walking distance to Hemel Train Station. Offering stylish and open plan living accommodation including dual aspect living/kitchen area and modern fitted bathroom, underfloor heating, energy efficient electric throughout and ample storage. Ideal investment opportunity or first time buy.

### Communal Entrance

Door to front with security system and stairs to lift to all floors.

### Entrance Hall



Door to front with entry phone and storage cupboard.

### Living Area



Dual aspect double glazed windows, TV point and underfloor heating.

### Living/Kitchen Area 14'4" x 9'4" (4.37m x 2.84m)



### Kitchen Area



Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, electric oven and hob with cookerhood, plumbing for washing machine.

### Bedroom 13'1" max x 10'9" (3.99m max x 3.28m)



Double glazed window, TV point and underfloor heating.

### Bathroom



Fitted with bath with mixer taps, shower, wash hand basin, low level WC, underfloor heating

and part tiling.

# Floor Plan



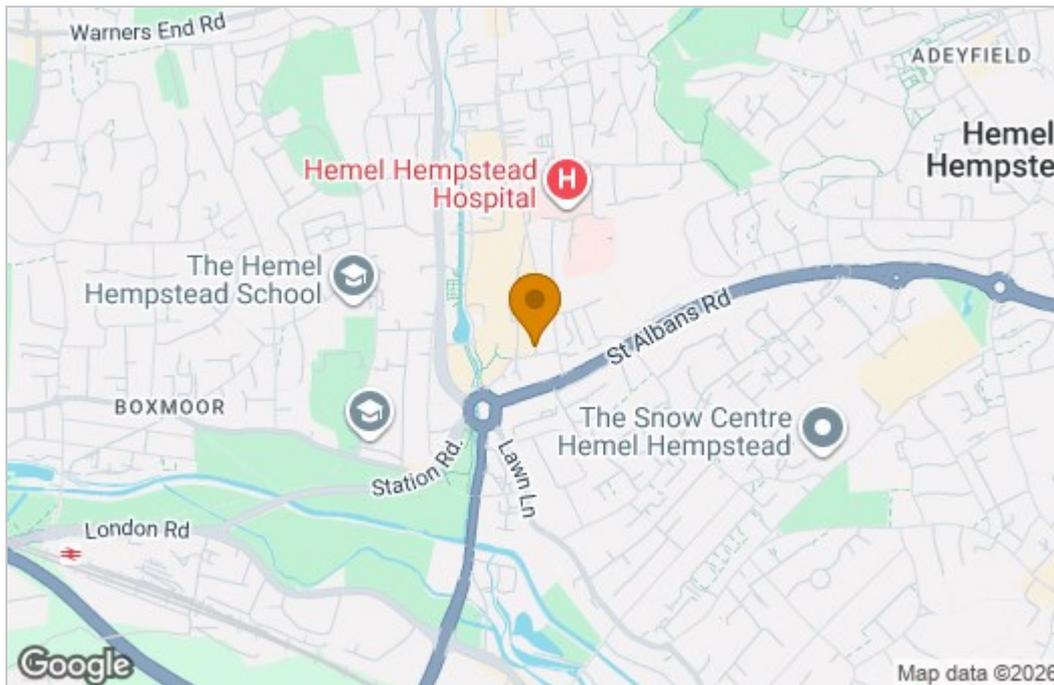
**Floor Plan**  
Floor area 36.7 m<sup>2</sup> (395 sq.ft.)

TOTAL: 36.7 m<sup>2</sup> (395 sq.ft.)

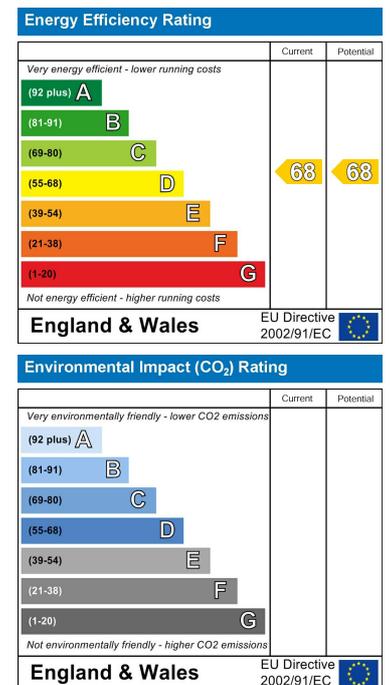
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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