







Castles

MANILA HOUSE

Sealy Way, Hemel Hempstead HP3 9HP

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## Sealy Way, Hemel Hempstead HP3 9HP

£300,000

(Leasehold)



2







\*\*No upper Chain\*\* This rarely available Two Double Bedroom apartment is much more than the average modern apartment and is bound to impress!

This stunning Apartment, located in Hemel Hempstead and within a stones throw from local shops and a canal which is ideal for them summer walks.

Inside this property you have a nice size Entrance Hall with doors leading to 2 Bedrooms, a Family Bathroom, Kitchen and Lounge with views over the Balcony. The Balcony is perfect to sit with a glass of wine and your dinner after a hard days work.

On the outside you have an Allocated Parking Bay and paved areas.

Tenure - 114 year Lease Service Charge - £129.00 per year Ground Rent - £200.00 per year

Tenure: Leasehold Council Tax Band: C

**EPC Rating: C** 





Total area: approx. 506.8 sq. feet

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed Plan produced using PlanUp.

## Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.

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