Bohemia
Hemel Hempstead, HP2 5RW

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Bohemia, Hemel Hempstead

This well-presented two-bedroom first floor flat offers comfortable and convenient living, just a short walk from the town centre, that is perfect for professionals, couples, or small families.

On entering into the hall there is a small utility cupboard with plumbing for a washing machine and space for a tumble dryer.
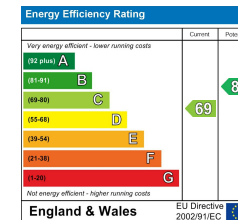
The property boasts two generously sized double bedrooms.

A bright and airy living room flows into a well-equipped kitchen comprising of modern base units, space for a freestanding fridge/freezer and a dishwasher.

A modern bathroom completes the home, offering a shower over bath, pedestal sink and WC.

The property has the benefit of allocated parking for two cars.

The flat Is Situated in a sought-after location, and has excellent transport links, local amenities, and vibrant shops, cafés, and restaurants just moments away. Don't miss out on this fantastic opportunity.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales   EU Directive 2002/91/EC

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 for guidance only.
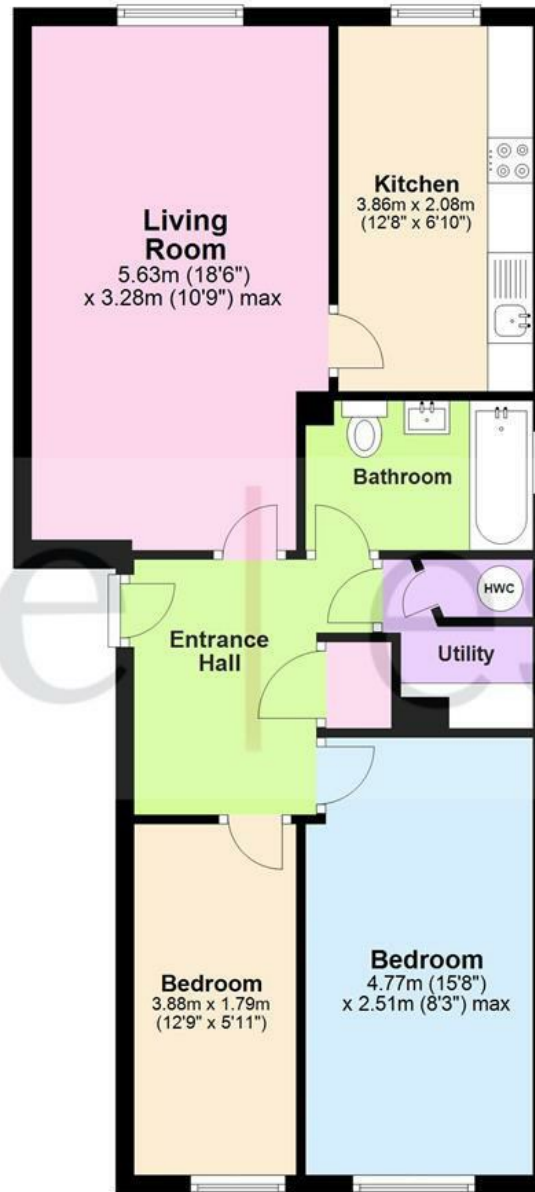
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Features

- Close To Old Town
- Two Bedroom Property
- First Floor
- Utility cupboard
- Allocated parking
- CHAIN FREE

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Floor Plan

Approx. 61.4 sq. metres (660.6 sq. feet)

Living Room
5.63m (18'6")
x 3.28m (10'9") max

Kitchen
3.86m x 2.08m
(12'8" x 6'10")

Bathroom

HWC

Entrance Hall

Utility

Bedroom
3.88m x 1.79m
(12'9" x 5'11")

Bedroom
4.77m (15'8")
x 2.51m (8'3") max

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Total area: approx. 61.4 sq. metres (660.6 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 imprtance, you should carry out or commission your own inspection of the property. Copyright ⊇ SKMSTUDIO
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