



ENGEL JACOBS  
LONDON+HERTS



- 2 Double Bedrooms
- Balcony
- Beautiful Development
- Large Reception Room
- Two Allocated Parking Spaces
- Close To Local Amenities, St Albans and M1 Motorway



**Groundsel Walk**  
Hemel Hempstead

**£1,190 pcm**



Entrance Porch

Entrance Hallway

Carpeted floor throughout, radiator, double glazed window to rear aspect.

Bedroom 1 11' 9" x 12' 0" (3.58m x 3.65m)

Carpeted floor throughout, fully fitted wardrobes, radiator, double glazed windows to front aspect.

Bedroom 2 15' 7" x 9' 6" (4.75m x 2.89m)

Carpeted floor throughout, radiator, 2 sets of double glazed windows to rear aspect.

Reception 14' 11" x 13' 3" (4.54m x 4.04m)

Carpeted floor throughout, radiator, double glazed doors to balcony and front aspect.

Kitchen 5' 11" x 13' 3" (1.80m x 4.04m)

Tiled floor throughout, fully fitted units both wall mounted and base, integrated Electrolux fridge/freezer, integrated Electrolux oven and gas hob, integrated Electrolux washing machine, space for dishwasher, storage cupboard housing boiler.

Bathroom 7' 2" x 6' 8" (2.18m x 2.03m)

Tiled floor throughout, partly tiled walls, bath with overhead shower, low level WC, built in sink, heated towel rail, double glazed obscured window to rear aspect.

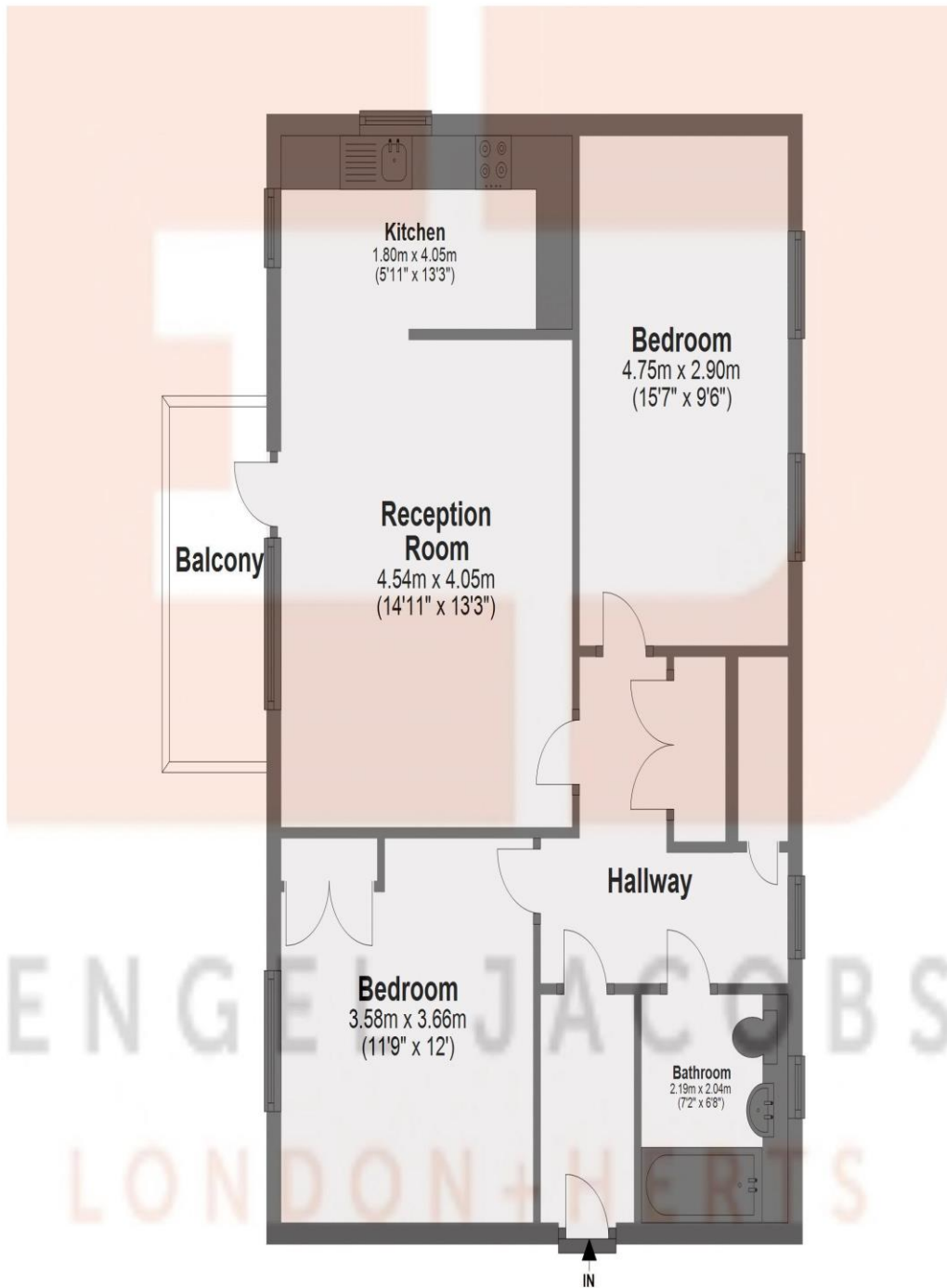


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:  
Groundsel Walk, Leverstock Green

## First Floor

Approx. 72.0 sq. metres (775.1 sq. feet)



Total area: approx. 72.0 sq. metres (775.1 sq. feet)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.