







**£220,000**

Offered with NO UPPER CHAIN and situated in this HIGHLY SOUGHT AFTER location. This one bedroom first floor apartment boasts a fully fitted kitchen with built in appliances, a luxury bathroom, double glazing, gas central heating and allocated parking. Located within walking distance of either Hemel or Apsley mainline stations.

# Property Description

## **Entrance**

Glazed front door with security entry phone pens to the communal entrance hall, stairs to the first floor apartment.

## **Entrance Hall**

Front door opens to the entrance hall, walk in storage cupboard, radiator, entry phone, wood effect flooring.

## **Lounge**

A dual aspect room with two double glazed sash windows to the front and further double glazed sash window to the side, TV point, radiator, wood effect flooring, recessed spot lighting.

## **Kitchen Area**

A fully fitted kitchen with a range of built in appliances, base and eye level storage units, work surface areas, inset single drainer stainless steel sink unit with mixer, four ring gas hob with glass splash back and stainless steel canopy extractor hood, built in electric oven, built in washing machine, fridge ad freezer, cupboard housing wall mounted gas boiler, radiator, tiled flooring, recessed spot lighting.

## **Bedroom**

Double glazed window to the front,radiator, built in wardrobe, TV point, access to the loft space.

## **Bathroom**

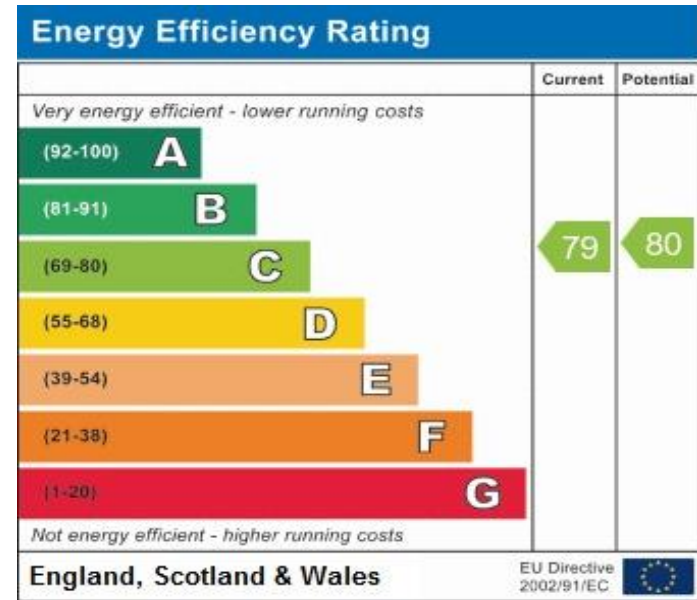
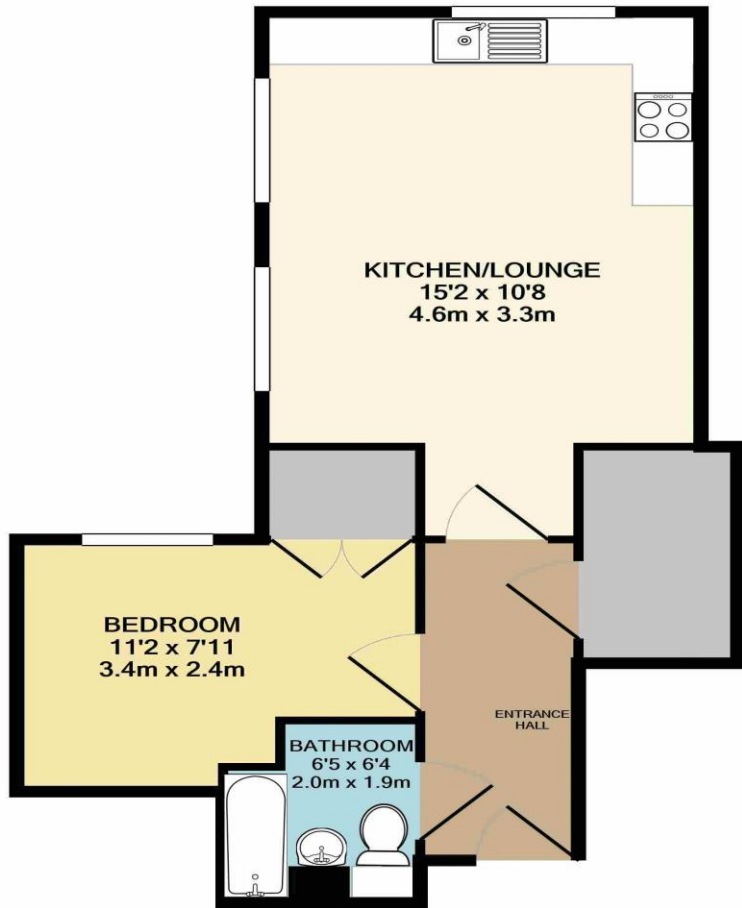
A three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap and shower over, tiled surrounds and flooring, recessed spot lighting, extractor fan, heated towel rail, shaver point.

## **Outside**

## **Communal Gardens**

## **Parking**

Allocated parking space.



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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MONEY LAUNDERING REGULATIONS 2017 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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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