







**Offers in Excess of  
£240,000**

An outstanding opportunity to acquire this top floor flat located in this highly sought after location backing onto the Grand Union canal and within walking distance to Apsley station. Comprising a dual aspect lounge, fitted kitchen, modern bathroom and two double bedrooms. This ideal first time or investment purchase also offers a 975 year lease and no upper chain.

# Property Description

## Entrance

Front door with security entry system, stairs to all levels.

## Entrance Hall

Hardwood front door, entry phone, storage cupboard, radiator.

## Lounge

A dual aspect room with two double glazed windows to the rear and a further double glazed window to the side, two radiators, TV point, storage cupboard.

## Kitchen

Fitted with a range of base and eye level storage units, work surface areas with an inset one and a half bowl stainless steel sink unit with mixer tap set below a double glazed window to the rear, four ring gas hob with extractor over and oven below, plumbing and space for washing machine cupboard housing wall mounted gas boiler, radiator, tiled surrounds.

## Bedroom One

Double glazed window, radiator.

## Bedroom Two

Double glazed window, radiator, access to the loft.

## Bathroom

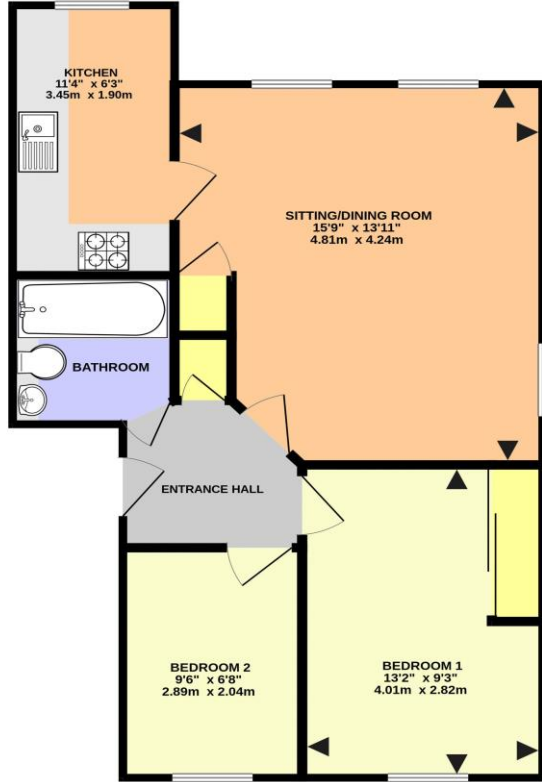
A white suite comprising a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower over, tiled surrounds, extractor fan, radiator, shaver point.

## Outside

Communal gardens

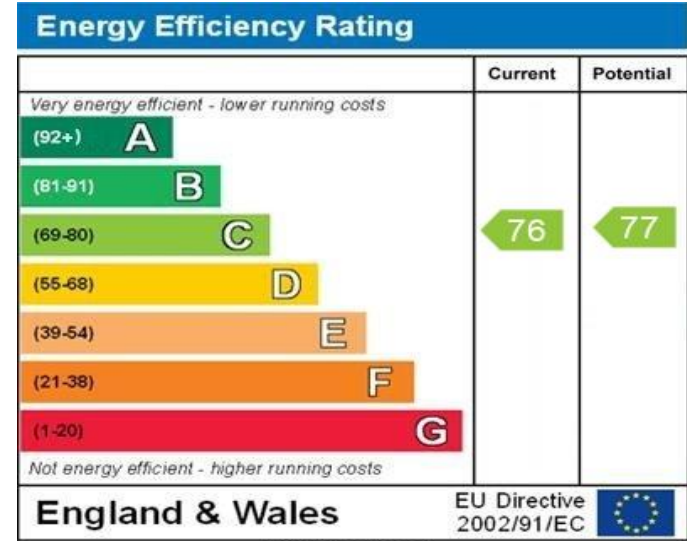
## Parking

Allocated parking space.



BITTERN CLOSE, HEMEL HEMPSTEAD HP3 9FG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 546 sq.ft. (50.7 sq.m.) approx.  
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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.

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