



View of block



£325,000

Set in a highly sought after location close to a host of local amenities and within walking distance to Apsley mainline train station, this beautifully presented, modern two bedroom apartment benefits from open plan living with kitchen/dining/living room, a balcony, two double bedrooms, an ensuite and separate family bathroom. The property also has allocated parking and communal gardens and is offered to the market with NO ONWARD CHAIN. *This apartment is also being sold as 40% shared ownership*

Property Description

ENTRANCE

Secure entrance with intercom system, stairs rising to first floor and lift.

ENTRANCE HALL

Built-in storage cupboard housing hot water cylinder, electric radiator, doors to all rooms.

LOUNGE/KITCHEN/DINER

Double glazed windows and door to balcony. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, one and a half bowl stainless steel sink with drainer, integrated oven and hob with extractor over, space for fridge freezer, space for washing machine, electric radiator.

BEDROOM ONE

Double glazed window to rear aspect. Electric radiator, door to en-suite.

EN-SUITE

Low level WC, pedestal wash hand basin, walk-in shower unit, part tiled walls, extractor fan.

BEDROOM TWO

Double glazed window to rear aspect. Electric radiator.

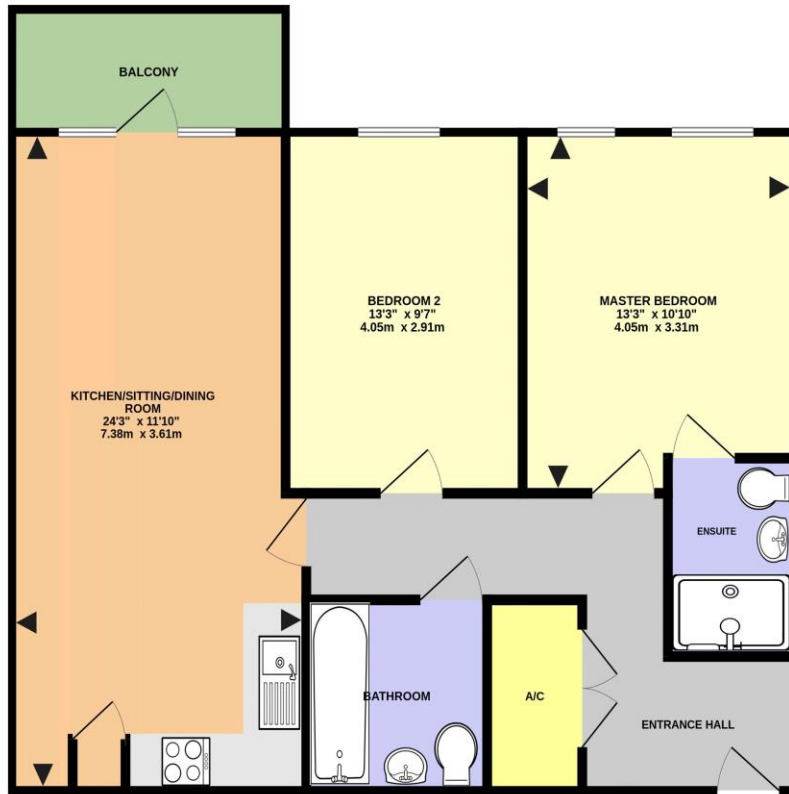
BATHROOM

Low level WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail, part tiled walls, extractor fan.

OUTSIDE

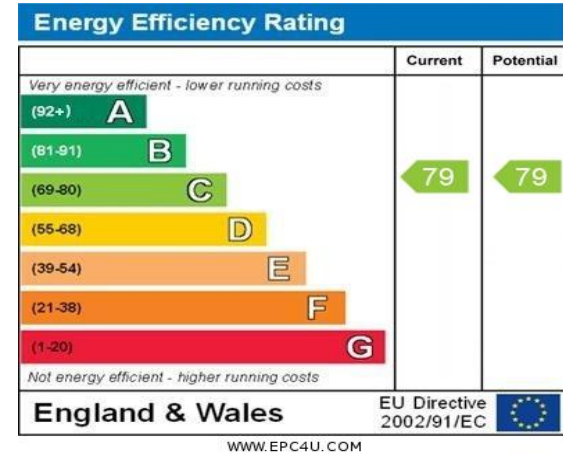
COMMUNAL GARDENS

Beautifully landscaped communal gardens consisting of artificial grass, hardstanding and raised flower and shrub beds.



LANCASTER HOUSE, HEMEL HEMPSTEAD HP3 9GQ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 763 sq.ft. (70.9 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.

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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