



View of block





**£250,000**

Set in the centre of town in this stunning development overlooking the landscaped communal courtyard, this immaculately presented two bedroom apartment briefly comprises open plan kitchen/lounge/dining room with doors leading to the balcony, main bedroom with ensuite shower room, modern family bathroom and allocated parking in the undercroft car park. Offered to the market with NO ONWARD CHAIN.

# Property Description

## ENTRANCE

Secure entry, accessed via courtyard door. Front door to:

## ENTRANCE HALL

Doors to all rooms, electric radiator, utility storage cupboard housing hot water cylinder & washing machine, intercom system, spotlights.

## BATHROOM

Low level WC with concealed cistern, wall-mounted wash hand basin, panelled bath with shower over, heated towel rail, mirrored wall-mounted cabinet, part tiled walls, tiled floor. Spotlights to ceiling, extractor fan.

## LOUNGE/KITCHEN/DINING ROOM

Double glazed sliding doors to balcony overlooking courtyard, electric radiator. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, stainless steel sink with drainer, integrated oven and hob with extractor fan over, under counter fridge and freezer, integrated dishwasher, spotlights.

## BEDROOM ONE

Double glazed window to front aspect. Electric radiator, built-in wardrobe, door to en-suite.

## EN-SUITE

Low level WC with concealed cistern, wall-mounted wash hand basin, walk-in shower unit, heated towel radiator, mirrored wall-mounted cabinet, part tiled walls, tiled floor, spotlights. Extractor fan.

## BEDROOM TWO

Double glazed window to front aspect. Electric radiator.

## PARKING

One allocated parking space in the secure under croft car park.

## COMMUNAL GARDENS

Beautifully manicured courtyard in the centre of the development.



CRANSTONE LODGE, HEMEL HEMPSTEAD HP1 1AJ (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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